

NEW CONSTRUCTION

AND

HOUSES FOR SALE

DOWNTOWN/THE ORCHARDS

N.W. 17TH PLACE

CLATSOP PLAINS

SUNSET BEACH

FOREST RIM

JUNIPER RIDGE

ETC.



Provided as a courtesy of

Carla Martens-Sowins

Sow ins Real Estate & Property Management

380 Alternate Hwy 101

Warrenton, OR 97146

Office Phone - (503) 861-1717

Mobile # - (503) 440-1870

Toll Free - (888) 865-1717

CARLA_SOWINS@msn.com

<http://www.sowinsrealtor.com>



©2011 Clatsop MLS

Area:	Hammond	View:	None	View 2:	None
Style:	None	Stories:	1	Approx. SqFt.:	1,688
SqFt Per:	County Assessor	Garage Type:	Attached	Garage Stall:	2
Garage Remarks:		Year Built:	2008	Year Built	
				Remarks:	
Lot Acres:	0.28	Total Bedrooms:	3	Total Bathrooms:	2
Total Full Baths:		Total Half Baths:			
County:	Clatsop	Zoning:	R Low Dens	Taxes:	1,671.41
Tax Year:	2010	Tax Remarks:		Account ID:	56158
Historic	Unknown				
Designation:					
Geo Lat:	46.190675	Geo Lon:	-123.954928		
Directions: Ridge Rd, right on Pacific Ridge to address on left					
Legal: Pacific Ridge Estate 8					
Public Remarks: Built in 2008, newer subdivision. Beautiful custom home has granite counter, stainless appliances, hardwood floors and a nice open floor plan! Quality and details throughout. Close to beach. Open space behind home makes for a peaceful setting for your relaxation and enjoyment.					
Listing Type: Listing Type: Exclusive Right to Sell		External Features: Exterior Color: Beige with wood; Roof: Composition; Siding: Hardiplank; Foundation: Continuous Concrete; Deck/Patio: Deck; Street Surface: Paved		Accessibility: Bed/Bath on Main: Yes	
Tax Record: Tax Map: 81008CA; Tax Lot: 00800		Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Refrigerator; Window Coverings		Financial Info: Bank Owned: No	
Miscellaneous: Possession: Negotiable		Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property; Alternate Heat: Fireplace			
List Price:		229,900			

Information is deemed to be reliable, but is not guaranteed. © 2011 MLS and FBS.

Prepared by Carla Martens-Sowins on Thursday, August 04, 2011 10:39 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

8-11-2011

LAKEFRONT HOME NEW PRICE!!!



1197 S. W. PINE DRIVE - WARRENTON

**on 1+-acre lot
in exclusive neighborhood**

Priced reduced again to \$409,000!

Custom-built in 1991 with many updated features. This 2600 sq. ft. home has three bedrooms; 2 ½ bathrooms; 2 fireplaces (one wood and one gas); open floor plan; large bonus room over garage; hardwood floors; granite counters; oversized 3-car garage; garden shed; 2 decks; well for irrigation system; lake view from every room; completely landscaped lot with fruit trees and berries. Call for appointment: 503-861-1133.

2248 SE Salal Loop Clatsop, Warrenton, OR 97146

09-977 Single Family Res Active \$222,500



Provided as a courtesy of
Lynn Brigham, GRI, ABR
 North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net



Area:	Warrenton	Frontage:	None	View:	Mountain
View 2:	None	Style:	None	Stories:	2
Basement:	No	Approx. SqFt:	1,492	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:	Tandem
Year Built:	2009	Year Built Remarks:	Under Construction	Lot Size:	50x101
Lot Acres:	0.12	Total Bedrooms:	3	Total Bathrooms:	3
Total Full Baths:		Total Half Baths:			

Zoning:	RH	Taxes:	0	Tax Year:	2009
Tax Remarks:	TBD	Historic Designation:	Unknown		

Geo Lat:	46.163187	Geo Lon:	-123.914108
-----------------	-----------	-----------------	-------------

Directions: From Freddie's, go out past airport on Business 101 to SE 19th then proceed to Forest Rim.

Legal: Lot 99 Forest Rim

Public Remarks: Brand new affordable two story home just completed in Warrenton's new Forest Rim neighborhood. Features covered porch, vaulted master and bonus room & very nice mountain views. See documents for floor plan. This is the Fairview plan.

Listing Type: Listing Type: Exclusive Right to Sell

Tax Record: Account ID: 57105; Tax Map: 81034AB; Tax Lot: 4600

Miscellaneous: Possession: nego

External Features: Roof: Composition; Siding: Hardiplank; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Paved

Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Window Coverings; Ceiling: Vaulted; Garage Door Opener

Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property
Accessibility: Bed/Bath on Main: Yes

Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		16'	15'		Nice size, open to dining.	Bath #1	1		5'	5'		Powder.
Dining Room	1		8'	9'			Bath #2	2		9'	6'		Master w/shower.
Kitchen	1		10'	12'		With breakfast bar.	Bath #3	2		9'	6'		Full tub/shower.
Bedroom #1	2		13'	11'		Vaulted master.	Bonus Room	2		10'	17'		Vaulted.
Bedroom #2	2		10'	10'			Utility Room	2		5'	7'		Combo w/bath.
Bedroom #3	2		13'	10'									

List Price: 222,500

Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.

Prepared by Lynn Brigham, GRI, ABR on Saturday, May 22, 2010 12:27 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

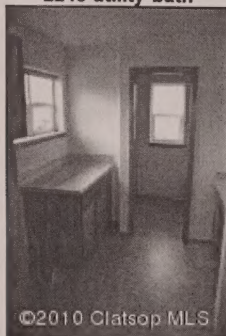
2248 bedroom



2248 mstr bath

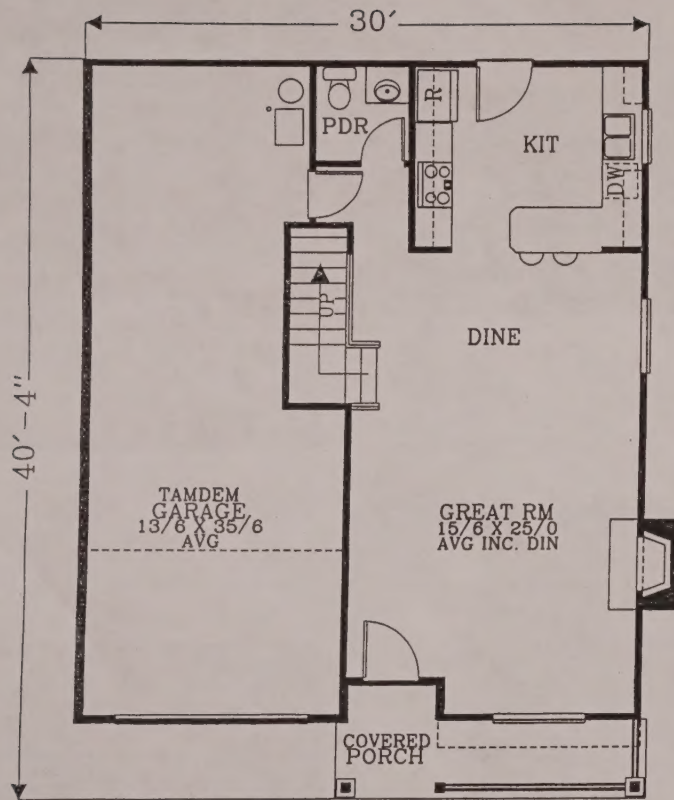


2248 utility-bath

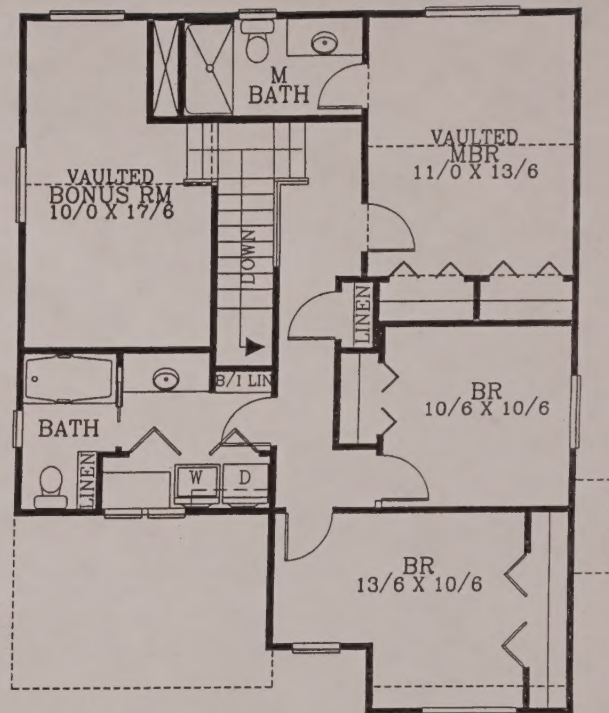


2248 view





MAIN FLOOR PLAN
612 SQUARE FEET
1492 SQUARE FEET TOTAL



UPPER FLOOR PLAN
880 SQUARE FEET

2244 SE Salal Loop Clatsop, Warrenton, OR 97146

09-978 Single Family Res Active \$219,900



Provided as a courtesy of
Lynn Brigham, GRI, ABR
 North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net



Area:	Warrenton	Frontage:	None	View:	Mountain
View 2:	None	Style:	Ranch	Stories:	1
Basement:	No	Approx. SqFt.:	1,371	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:	
Year Built:	2009	Year Built Remarks:		Lot Size:	
Lot Acres:	0.12	Total Bedrooms:	3	Total Bathrooms:	2
Total Full Baths:		Total Half Baths:			
Zoning:	RH	Taxes:	0	Tax Year:	2009
Tax Remarks:	TBD	Historic Designation:	Unknown		
Geo Lat:	46.162237	Geo Lon:	-123.911362		

Directions: Turn at new Costco. Proceed to the T in the road then turn right and continue on to Forest Rim neighborhood. Follow the directionals.

Legal: Lot 98 Forest Rim

Public Remarks: Brand new single level home in Warrenton's new Forest Rim neighborhood. Home has a nice floor plan with an open kitchen, dining and great room area. Master is vaulted and has a walk-in closet. Home warranty is included. See documents for larger copy of floor plan.

Listing Type: Listing Type: Exclusive Right to Sell

Tax Record: Account ID: 57106; Tax Map: 81034AB; Tax Lot: 4700

Miscellaneous: Possession: nego

External Features: Roof: Composition; Siding: Hardiplank; Foundation: Continuous Concrete; Deck/Patio: Deck and Patio; Street Surface: Paved

Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Window Coverings; Ceiling: Vaulted; Garage Door Opener; Other: Front yard sprinkler

Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property
Accessibility: Bed/Bath on Main: Yes

Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		15'	19'		Vaulted, open to kitchen & dining.	Bedroom #3	1		10'	10'		Carpeted.
Dining Room	1		9'	11'		Slider to patio.	Bath #1	1		6'	10'		Full tub/shower.
Kitchen	1		13'	10'		With eating bar & pantry.	Bath #2	1		12'	6'		Master w/shower.
Bedroom #1	1		15'	12'		Mstr. vaulted w/walk-in closet.	Utility Room	1		6'	3'		Additional storage.
Bedroom #2	1		10'	10'		Carpeted.							

List Price: 219,900

Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.

Prepared by Lynn Brigham, GRI, ABR on Saturday, May 15, 2010 12:43 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Seller: Jerry R. & Rebecca M. Leavitt
Buyer: Elaine Miller Sproll & David Michael Szymanski
Address: 1088 S.W. Long Lake Drive, Warrenton
Acreage: 0.27
Price: \$395,000
Date: 10/9/07

Seller: Edward C. Madere & Sue Ellen Madere
Buyer: Malcolm R. Smith & Sharon Diane Smith
Address: 1094 S.W. Long Lake Road, Warrenton
Acreage: 0.26
Price: \$339,000
Date: 10/15/07

Seller: Warrenton Fiber Company, John Nygaard, David Nygaard & A. Martin Nygaard
Buyer: Home Depot U.S.A., Inc.
Address: 510 Alternate Highway 101, Warrenton
Acreage: 26.32
Price: \$5,325,000
Date: 10/18/07

Seller: Sunrise Homes Inc.
Buyer: Melvyn L. & Annette Souvenir, Trustees
Address: 89150 Stellar Road, Warrenton
Acreage: 1.04
Price: \$659,950
Date: 12/17/07

Seller: Kathy L. Matteo
Buyer: Peter & Carolyn b. Troedsson
Address: 48 S.W. Birch Ave., Warrenton
Acreage: 0.23
Price: \$360,000
Date: 12/21/07

Warrenton

Calvary Church, 1365 S. Main St., \$9,000 for tenant improvements. No additional contractor listed.

Warrenton Fiber, 389 N.W. 13th, \$4,500 for compressed air. No additional contractor listed.

B14 • January 2008

REAL ESTATE & CONSTRUCTION

Building Permits

continued from page B13

Order of Eagles, 280 S. Main St., \$38,000 for remodeling a commercial building. No additional contractor listed.

Pacific Power, 2340 S.E. Dolphin, \$5,000 for new signs. No additional contractor listed.

Pacific Power, 2340 S.E. Dolphin, \$15,713 for replacing air conditioning systems. No additional contractor listed.

Don Patterson, 58 SE Harbor, \$6,900 for a canopy hood. No additional contractor listed.

Seller: James & Audrey Castile
Buyer: Robert A. & Bonnie L. Crook
Address: 31 N.W. 17th Place, Warrenton
Acreage: 0.16
Price: \$419,000
Date: 3/25/08

Seller: Richard C. & Anne C. Tevis
Buyer: John D. & Sara W. Carlson
Address: 89590 Sea Breeze Drive, Warrenton
Acreage: 1.78
Price: \$725,000
Date: 3/31/08

Warrenton

Wayne Edgar Allen, 33282 Pelican Lane, \$335,105 for a new single family residence. No additional contractor listed.

Mark D. & Gloriana Shaffer, 90643 Lewis Road, \$324,945 for a new single family residence. No additional contractor listed.

Elstrom Construction, 89376 Manion Drive, \$410,000 for a new single family residence. No additional contractor listed.

Lum's, 1505 S.E. Ensign, \$47,730 for sprinklers. No additional contractor listed.

Weather Roofing, 225 S. Main Ave., \$12,672 for reroofing. No additional contractor listed.

Nerrenberg, 326 S.E. Main Ave., \$4,800 for siding. No additional contractor listed.

Johnson, 165 S.W. 14th Place, \$159,563 for a new single family residence. No additional contractor listed.

Rod Gramson, 340 S.W. Juniper Ave., \$166,477 for a new single family residence. No additional contractor listed.

Jim Gronmark, 1377 S.E. 11th Place, \$5,592 for a new single family residence. No additional contractor listed.

Calvary, 1365 S. Main Ave., \$26,000 for fire sprinklers. No additional contractor listed.

June 2008

April 2009
WARRENTON

Oregon Military Department - Camp Rilea, 91204 Rilea, \$66,360 for a 84' x 40' pole building. No additional contractor listed.

Oregon Military Department - Camp Rilea, 91204 Rilea, \$14,976 for a training platform. No additional contractor listed.

Rehfeldt Construction, 91204 Rilea, \$17,950 for a generator pad. No additional contractor listed.

Green Gables Design & Restoration Inc., 89136 Ocean Drive, \$450,000 for a new single family residence. No additional contractor listed.

Trends West, 65 N. U.S. Highway 101, \$5,672 for a gas unit on a commercial building. No additional contractor listed.

Fred Meyer, 695 U.S. Highway 101, \$28,500 for mechanical work to a commercial building. No additional contractor listed.

CC & L Roofing, 427 Russell Drive, \$100,000 for roofing a commercial building. No additional contractor listed.

Gary Moore, 2187 S.E. Dophin, \$3,000 for a Reznor unit in a commercial building. No additional contractor listed.

Clatsop Distributing, 1375 S.E. 12th Place, \$14,500 for a sprinkler system. No additional contractor listed.

Ohana Investments, 285 S.W. Main Court, \$10,680 for a fire alarm in a commercial building. No additional contractor listed.

WARRENTON May 2009

Terry Miller, 58 SE 3rd, \$187,702 for a new single family residence. No additional contractor listed.

ODOT, 1960 Dolphin, \$29,000 for installation of a fuel tank. No additional contractor listed.

ODOT, 1960 Dolphin, \$95,317 for installation of a fuel tank. No additional contractor listed.

Johnson Dev, 420 SW Juniper, \$201,639 for a new single family residence. No additional contractor listed.

David Hoggard, 28 NW 17th Place, \$223,995 for a new single family residence. No additional contractor listed.

David Hoggard, 28 NW 17th Place, \$650,000 for a warehouse. No additional contractor listed.

Clatsop Distributing, 1375 SE 12th Place, \$28,000 for a foundation. No additional contractor listed.

Wright Estate



Spectacular Smith Lake Frontage



Rt 2, Box 400, Warrenton, Oregon



Residential ()	Condominium ()	Personal Property Mobile Home ()	P.A.R. #
Property Address	Rt 2 Box 400	City Warrenton	Price \$450,000
Road Directions	Old St Hwy to Whiskey Lane to Smith Lake		Lot Size 4.05 ac
Owner Information	Lewis Wright	Tenant Info n/a	Age ~ 1933
Owners Address	same	Assessments none	Sq.Ft.± 3341
Legal Description	Book 751, Page 314	Loan \$	Terms Cash to Seller
Assessor Tax Code	3006-8-10-33-B	Liens & Encumbr. none	Taxes 2,640.00
Lender		Assumable Int Rate	Assed 1995

Living Room 33x19, hardwd flr, sunken fireplace

Dining Room 33x19, hardwd flr

Kitchen View of lake, lots of tile counters
18x12, cabinets

Eating Area kitchen

Family Room Den, library, fireplace, carpet

Bedrooms 3 Lake view, fireplace
Mst BR 585 SF, 2 walkin closets

Guest BR #1 13x14 Guest BR #2 24x14 walkin closets

Guest BR #3 Guest BR #4

of Baths 2.5 1/2 bath 5x7 Mst Bath 8x12 Other 12x6

Utility Room: bsmt Other

Garage double attached Outbuildings shop 48x28
w/full bath

Fireplace/WS thre F.P. Basement 360 sf

Heat Type Gas hot water Foundation concrete

Water Source City of Warrenton

Sewer / Septic Septic 2 yrs Zoning: 10 years

Roof Type shake Condition 1 yr

Siding Type vinyl & stucco Condition 1 yr

Color Trim Type

Insul. Floors Insul Walls

Insul. Ceil. Insul Window

Personal Prop Included: Stove, dishwasher & window coverings

Built In Appliances & Special features

Remarks: Lake front estate-remodeled Cape Cod style home of 1933. formal dining room
sunken living room, glass french doors to deck, fireplace of Viking design, hardwood floors,
lake front view. Shop w/concrete floor w/reinforced nylon cloth carprt 12x40-2 RV full
hookups. Neat, well maintained landscaped grounds. Listing Agent must be present for show-
ings.

Disclosure: yes Sign yes

Disclaimer: Key no

Title Company: Ticor

Listing Agent: Patty McGhan

Home Phone: 861-1345

Listing Agent:

Home Phone:

PETE ANDERSON REALTY, INC.
BETTER HOMES AND GARDENS
750 Marine Dr.
Astoria, OR 97103
Office (503) 325 0285
Toll Free: 1 800 503 3701
Fax: (503) 325 4205
Res: (503) 861 1345
Cell: 338 8536



Member Million
Dollar Club



PATTY MCGHAN
SALES ASSOCIATE
ASTORIA OFFICE



Pete Anderson
REALTY, INC.



July 2005



west side



July 2005

West Side





Tear down
for
Walgreen

double doors:

Next door:
Print Quick

Third door:
Bayshore Audio

Aug. 2005



Originally:
Coast To Coast
Rent To own

Aug. 2005



Nu-way Carpet

Other Side of
Bldg.:

DR. Bobeck
Rent to own
Curves



Coast to Coast
Then
Rent to own
Aug. 2005





Nu-way Carpet

Other side of
Bldg.:

DR. Bobeck
Rent to own
Curves



Coast to Coast
Then
Rent to own
Aug. 2005





Aug. 2005

Not new
Just Resided

S.W. 2nd +
S.W. Birch CT.
duplex



S.E. 3rd
Aug. 2005



Aug. 2005

4 plex
Facing west
SE 3rd

SE. Third

Built by:
Falmberg

Old Sorting
Log dump



N.E. side











7655 Concord Boulevard • Inver Grove Heights, MN 55075 • (612) 451-1181
National Toll Free: (800) 328-2448 • Minnesota Toll Free: (800) 842-2636



Nov-Dec
2007

Scott A. Brown or Jackie Weber
Tel: 800-734-7541 ext 536
503-298-1282 cell 503-410-2371
100.275-7773 1.800.676-1170 ext
1015
www.brownandweber.com
scott@brownandweber.com

Bedrooms 5
Bathrooms 3
Square Feet 5900
Year Built 1885
Heat GFA
View Marina
A/C Split
Lot Size .21 acre
Fireplace 1
Handover 2
Flood 0
Basement Yes

MIA Number 735194

Windermere

Windermere Real Estate Brokerage, Inc.
1000 Best 2735 4th Pacific Way
Tualatin, OR 97130
503-798-8522
503-798-8247



107 NE Skipanon Dr., Warrenton, OR \$799,999

You will feel like you are taking a step back in time when you enter the fabulously restored DK Warren home. It was built in 1885. The 5 bedrooms and 3 bathrooms provide plenty of space for your family and friends. Enjoy the view of the marina while sipping tea on the wrap around front porch. The beautiful fresco ceilings and faux painting will delight your eyes. Warm up in front of the living room fireplace or enjoy a good book in the parlor. The original lighting and hardware will delight most any Victorian home enthusiast. Take a stroll through the almost an acre of lavish grounds for a relaxing break in your day. There is even a milk shed.



All information contained herein is supplied by the seller to the best of his/her knowledge, but is subject to verification by the purchaser, and the broker assumes no responsibility for the correctness thereof. In accordance with the law, this property is offered without respect to race, gender, color, creed, familial status, national origin or handicap.

33235 BIWATER LN. Warrenton, OR 97146; County: Clatsop

07-412 Residential Active \$485,000



Provided as a courtesy of
Doris Strumme
 North Coast Realty
 3537 Hwy 101 N.
 Gearhart, OR 97138
 Office - (503) 738-3400
 oregon@seasurf.com



Listing Office #: Commission Code: None		Remarks/Concessions: Owner: Gonzales		BA Comm: 2.7									
Area: Smith Lake	View 2: None	Frontage: Lake	Style: Contemporary	View: Smith Lake	Stories: 2.50								
Basement: No	Garage Type: Attached	Approx. SqFt: 3,020	Garage Stall: 2	SqFt Per: County Assessor	Owner says 3 cars								
Year Built: 1979	Lot Acres: 1.21	Year Built Remarks: Upgraded in 2006	Total Bedrooms: 3	Lot Size: Total Bathrooms: 3									
Zoning: RA1	Tax Remarks:	Taxes: 2,831.82	Historic Designation: No	Tax Year: 2006									
Geo Lat: 461.373	Geo Lon: -1,239.313												
Directions: Take Alt Hwy 104 to Bi-Water Lane. Take driveway down to house on lake. (Duplex on front lot is for sale, too.)													
Legal: Instrument #200513096													
Public Remarks: New carpet, new paint outside, new vinyl on floors, new steps to deck, all rot removed from decks and steps, newly stained. 14x11 glass enclosed corner deck. All new septic system. House is plumbed for 4th bath. Owner says garage will hold 3 cars.													
Private Remarks:													
Listing Type: Listing Type: Exclusive Agency		Internal Features: Water Heater: Gas;		Showing Instructions: Call Listing Office:									
Tax Record: Account ID: 32625; Tax Map: 81033B; Tax Lot: 00304		Dishwasher: Range/Oven; Refrigerator		Electronic Keybox; Non Occupied; Key at Office: Vacant									
Miscellaneous: Keybox Auth: Yes;		Utilities: Heating/Cooling: Gas Forced Air;		Financial Info: First Encumbrance: Non-									
Possession: Recording: Den		Water: City Property; Electric: On Property;		Assume: Escrow At: Ticor									
External Features: Exterior Color: Grey/red;		Gas: On Property; Sewer: Septic; Alternate		Sellers Terms: 1031: Cash									
Roof: Shake; Siding: Cedar; Foundation:		Heat: Fireplace											
Continuous Concrete; Deck/Patio: Deck;		Accessibility: Bed/Bath on Main: Yes											
Street Surface: Paved; Lot Type: Irregular													
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Living Room	2		13	25			Bath #1	1		8.5	7.5		
Dining Room	2		10	11.5			Bath #2	2		7.5	5.5		
Great/Family Room	2		28	15	+ 11x8		Bath #3	1		7.5	5.5		
Kitchen	2		13	9.5			Den/Office	3		14	12		Loft
Bedroom #1	1		23	13			Utility Room 1			7.11	10.5		
Bedroom #2	1		11	12			Bonus Room	2		17	15		
Bedroom #3	2		20	15			Loft	3		13	14		
Begin Date:	3/19/2007	End Date:	8/10/2007	Days On Market:	3								
List Price:	485,000	Original List Price:	485,000	Status Change Date:	3/19/2007								
LA: Doris Strumme: (503)738-3400: oregon@seasurf.com				LO: North Coast Realty: (503)738-3400: inquiry@northcoastrealty.net									

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Doris Strumme on Thursday, March 22, 2007 9:38 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

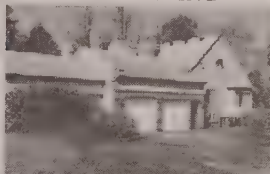


\$259,900
Two large shops on
over 1/2 acre of
commercial property.
Call us today!

Oh the Possibilities!

4-17-2007

NEW LISTING



1615 SE Dolphin AVE., Warrenton
Beautifully remodeled 3 Bdrm./2.5 Ba.
home on a level acre. Attached garage
and large detached shop. Landscape
provides large fishpond w/waterfall,
back deck and brick patio for entertain-
ing. \$395,000

**WARRENTON CHARMING MOVE IN
READY STARTER HOME**



Completely updated including wood
and tile flooring, appliances, vinyl
windows, landscape, fenced back yard
and off street parking.

\$179,500

Call Shelly Clooten 738-7230 (cell)

June 2007

Rosalie McCleary & Enola Baete
 Brokers
 503-791-3070 (Cellular)
 rosaliemccleary@remax.net
 remax.com

Go & Bill Henderson
 2007



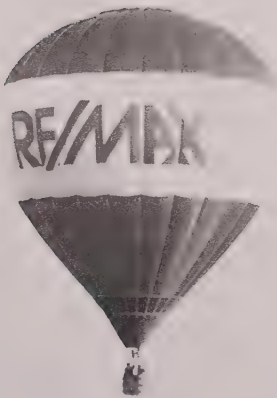
RE/MAX River & Sea



SPACIOUS HOME ON LANDSCAPED ACRE

Located at 1615 SE Dolphin in Warrenton, this fully remodeled and spacious 2800 square foot home, originally built in the 40's, is situated on a level, landscaped acre which provides both seclusion and room for vehicles, boats, and RVs. Priced at \$395,000.00.

- Mature landscaping, fish pond with fountain, circular drive, brick patio, wood deck, & fruit trees--all on an acre.
- Detached 24'x36' shop with insulation, heat & security system + attached garages with half bath.
- Beautifully remodeled interior with master bedroom on main, 2 bedrooms up, and family room down.
- Very nice efficient woodburning fireplace in large living room and formal dining room with wood floors & window bench.
- Country kitchen with brick walls & archway, island, pantry, & custom cabinet with desktop.
- Amenities galore, including wood floors, clawfoot tub, handpainted tile accents in shower, huge basement workshop.



RE/MAX
 Outstanding Agents.
 Outstanding Results.



©2007 Imprev, Inc.

Each Office Independently Owned and Operated.

RE/MAX River & Sea



Terms -

30 days

Trade

7655 Concord Boulevard • Inver Grove Heights, MN 55075 • (612) 451-1181
 National Toll Free: (800) 328-2448 • Minnesota Toll Free: (800) 842-2636





2007 or early
2008

Colonial Charm Meets Contemporary Style

2655 MillPond Lane - MillPond Village - Astoria, OR

American Gothic Revival

- 2435 Sq. ft. w/ open plan
- 3 bedroom, 2.5 bath
- Large corner lot
- Views of Columbia River
- Cathedral style windows
- Carrara Marble counters
- Maple Cabinetry
- Vintage wood columns from Fort Stevens in Entryway
- Fireplaces in Great Room & Master Bedroom
- Large 2+ garage with carriage style door
- Gourmet Kitchen w/ stainless gas appliances, DW & micro
- Subway tile kitchen backsplash
- Wet bar w/ 52 bottle wine cooler & copper sink
- Designer chandeliers and sconces throughout
- Utilitarian wood flooring throughout, stone tile entry
- Octagonal B&W floor tile in Master Bath, subway tiled shower
- Design by Sami Hoblit, NKBA



Offered at \$530,000

*For a private showing please
contact Jennie or Bree*



Jennie Hillard
Broker
503-440-8026

RE/MAX®
River & Sea

757 W. Marine Drive
Astoria, OR, 97103
Direct 503-338-5200



Bree Phillips
Broker
503-440-7679

www.riverandsea.net



June 2003



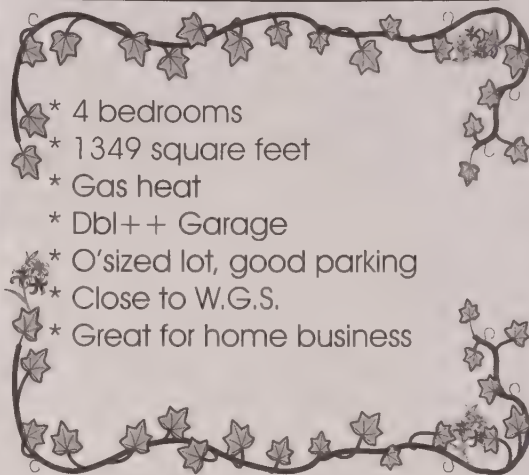
Jennie Hillard

(503) 338-9397

(503) 325-2120

E-mail

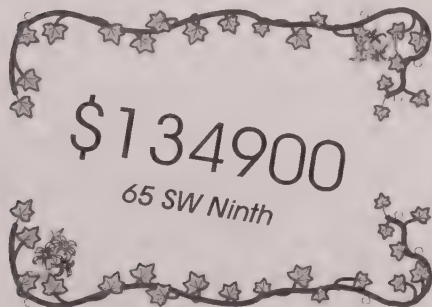
Jmohill@pacifier.com



- * 4 bedrooms
- * 1349 square feet
- * Gas heat
- * Dbl++ Garage
- * O'sized lot, good parking
- * Close to W.G.S.
- * Great for home business

1st time on market! Hard-to-find 4 bedrooms! C-MU zoning allows for home-based business. Low taxes-

\$1059.00!!



\$134900

65 SW Ninth



AREA Properties

1490 Commercial
Astoria, OR 97103

(503) 325-6848

(800) 325-6840

(503) 325-2120



4-17-2007

Your investment of beach property today ...
is your families treasured memories for tomorrow



CALL TODAY (503) 338-8853

RINDA SHEA, BROKER, A.B.R.

VISIT MY WEBSITE

WWW.RINDASHEA.MYWINDERMERE.COM

OR EMAIL RSHEA@WINDERMERE.COM



\$895,000

Queen Ann Victorian with indoor swimming pool.
Built in 1997, 4Bd/2.5 Bath and guest apartment.
Located near Ocean & Columbia River in
Lienenweber Estates, Warrenton. MLS#7015513

Windermere
Cronin & Caplan Realty Group, Inc.

Gearhart Office
588 Pacific Way



1283 SW Cedar Drive
Warrenton, OR

New Price!!

\$185,000

\$179,950

Ready to move in to manufactured home with many upgrades. The owner has added new front & back porches, new paint inside & out, newer water heater & electric panel surge protector, new kitchen counter tops, new carpeting & linoleum, almost all new vinyl windows, and a new cement patio in the fenced back yard.

This almost like a new home... is a great find at a great price !

- *3 bedrooms
- *2 bathrooms
- *Approx. 1,352 Sq. Ft
- *Large open living area

- *Built 1996
- *Newer patio
- *Double attached garage
- *Approx. .38 acre lot



AREA Properties, Inc.

1490 Commercial St. #100
Astoria, Oregon 97103
Toll Free (800)325-6840
Office (503)325-6848
www.areaproperties.com



Linda J. Stephens
Broker, CRS, GRI, ABR

503-338-1111

linda@areaprop.com



Krista Darnell

Broker, ABR

503.781.2889

August 2008

WELL MAINTAINED WARRENTON HOME
WITH LOTS OF EXTRAS!

NEW PRICE



1680 sq. ft. Family Home
3 Bedrooms
2 Full Baths
Large Fenced Backyard
Natural wildlife setting
2 Car Garage
Fully sheeted plywood attic storage
Close to School and Parks
Cement Patio in Backyard
Taxes 2,001.30 / Built 1994



Call
SANDI BENNETT
503-739-6048
OR
PAM ACKLEY
503-717-3796

**COLDWELL
BANKER**
Kent Price Realty, Inc.
**OFFERED AT
\$254,000.00**

MLS#08-832

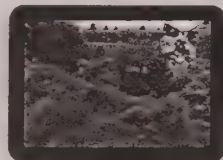
www.pamackley.com www.kent

*Ganderia
97146 Aug. 2008*

OUTSTANDING SPLIT LEVEL

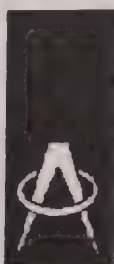


\$299,000



294 SW Cedar Ave., Warrenton, Oregon

- ★ 3+ bedrooms
- ★ Approx. 2,174 sq. Ft.
- ★ Family room
- ★ 2.5 bathroom
- ★ Great landscaping
- ★ Built in 1977
- ★ Fireplace
- ★ Partially fenced
- ★ Approx. .23 ac.



AREA Properties

1490 Commercial Street, #100

Astoria, OR 97103

(503) 325-6848 Office (800) 325-6840 Toll Free

(503) 458-6931 Home

E-mail: K real@pacifier.com

Kathren Rusinovich

Broker

The Family Re
Understanding Your Cl



August 2008

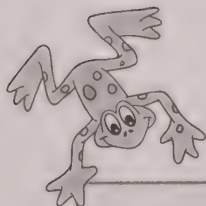
Jump At The Chance...



\$ 97,000

346 South Main

WARRENTON



This cute 1 BR, 1.50 BA home is close to the beach & shopping! This was a beauty shop. Could still be a business of your choice or another bedroom. Covered patio and deck. Tool room, gas fireplace and more..



Marketed by:
Barb Lewis

440-0140

AREA Properties

(503) 325-6848 office
(800) 325-4840 toll free



old Columbia

place

old - Moved from
7th. Stevens

Carelyn Reese,
Hurt

place moved. 2nd

Cinder

Stone

See around
bridge
hill from

NEW
PRICE

WORK
WHERE
YOU LIVE
This home
is zoned



commercial and centrally located to downtown
for the option of an in-home business space, or
not. Needs a little TLC. \$159,000 Call Pam
Ackley

VISIT OUR WEBSITE AT

<http://www.kentpricerealty.com>

and see hundreds of homes and other
properties listed including those in Man-
zanita, Arch Cape, Cannon Beach,
Seaside, Gearhart, Surf Pines,
Warrenton and Astoria. You will find
multiple photos of the properties and
maps to their locations, as well as other
helpful information. You can also take an
aerial tour of the wonderful North Coast.

NATIONAL CONNECTIONS.

29-0419

An independently owned
and operated member of
Coldwell Banker
Real Estate Corporation

2-25-2009



216 Main Street

Commercial lot.....

Downtown Warrenton...

**Corner lot... ready
for your business...**

\$50,000

**Call Barb for
all the details...**



Marketed By ~ Barb Morisse-Lewis

Associate Broker

AREA Properties, Inc.

(503) 440-0140

(503) 325-6848 (800) 325-6840

barb@pacifier.com

barb@pacifier.com

Warrenton and Arizona



S.E. 2nd &
S. Main
July 2004

Windermere/Summer 2004

- 10 -

Seaside Signal July 1-2004

Victorian Classic!



\$249,900

Stately Victorian overlooking the Mighty Columbia River and bustling Astoria. Large and well maintained, near galleries, museums, and the college.

CAROL JOHANSEN, 503-861-0317

Pristine Craftsman!!



\$249,900

Lovingly cared for, unspoiled inside and out! 5 bedrooms, 4.5 lots, net shed and garage. Circa 1917 and just 2 owners. Lovingly cared for.

CAROL JOHANSEN, 503-861-0317

Sept. 26-2004

Built by-

PETERSEN

LOTT (Marian) Harnod (Sister)

Paul & Dianne Ray

ve this House and our Neighbors
but !!
Our business is in Portland

SE. Anchor Ave.

1792 Sq. Ft. Finished Basement

5 Bedrooms

3 Bathrooms

2 Fireplaces

Large Family Room

Attached Garage

719 Sq. Ft. With work shop area

Deck off of the Main Floor Dining Room

Natural Gas Heat

Lots and Lots of Storage

There is another large room that could be
used for a Den.

Lot size over 1/3 of an Acre



Sales Price \$ 199,500

Call Paul 971-244-3544 or
503-253-0007

Provided By:

Mark Carlson

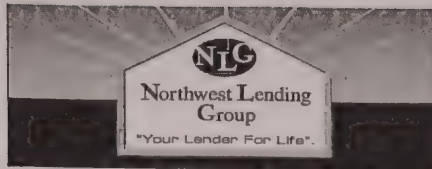
NW Lending Group

12208 SE Market Street

Portland OR 97233

Ph: 1-888-642-4727

Cell: 503-358-2162



Financing Options for: New Purchase \$199,500.00

Loan Type	80/15 combo	
Rate (APR 5.961)	5.750%	
2nd Rate Heloc	6.50%	
Loan Amount	\$159,600.00	
Other Financing	\$29,925.00	
Monthly Payment:		
P&I	\$931	
2nd Mtg	\$189	
Taxes (est)	\$125	
Ins (est)	\$35	
MI	\$0	
Total Housing Exp.		\$1,281
Down Payment	\$9,975	
Est Costs	\$4,097	
Prepays	\$3,087	
Total Cost & Fees	\$17,159	
Costs Financed	\$0	
Gifted Down Payment	\$0	
Cash To Close		\$17,159

Loan Type	80%	
Rate (APR 5.961)	5.75%	
Loan Amount	\$159,600	
Other Financing	\$0	
Monthly Payment:		
P&I	\$929	
2nd Mtg	\$0	
Taxes (est)	\$125	
Ins (est)	\$35	
MI	\$0	
Total Housing Exp.		\$1,089
Down Payment	\$39,900	
Est Costs	\$4,097	
Prepays	\$3,087	
Total Cost & Fees	\$47,084	
Costs Financed	\$0	
Gifted Down Payment	\$0	
Cash To Close		\$50,171

Loan Type	80/20 Combo	
1st Rate (APR 6.72)	6.50%	
2nd Rate	9.75%	
Loan Amount	\$159,600	
Other Financing	\$39,900	
Monthly Payment:		
P&I	\$1,009	
2nd Mtg	\$343	
Taxes (est)	\$125	
Ins (est)	\$35	
MI	\$0	
Total Housing Exp.		\$1,512
Down Payment	\$0	
Est Costs	\$4,097	
Prepays	\$2,187	
Total Cost & Fees	\$6,284	
Costs Financed	\$0	
Gifted Down Payment	\$0	
Cash To Close		\$6,284

Loan Type	95%	
Rate (APR 5.942)	5.75%	
Loan Amount	\$189,525	
Other Financing	\$0	
Monthly Payment:		
P&I	\$1,106	
2nd Mtg	\$0	
Taxes (est)	\$125	
Ins (est)	\$35	
MI	\$123	
Total Housing Exp.		\$1,389
Down Payment	\$9,975	
Est Costs	\$4,097	
Prepays	\$3,087	
Total Cost & Fees	\$17,159	
Costs Financed	\$0	
Gifted Down Payment	\$0	
Cash To Close		\$17,159



Provided as a courtesy of
Marianne E. Baty-Pittard
 North Coast Realty
 3537 Hwy. 101 N.
 Gearhart, OR 97138
 North Coast Realty - (503) 738-3400
 Cell - (503) 440-0577
 mapittard@freedomnw.com



Listing Office #: GH-50

Area: Warrenton	Frontage: None	View: None
View 2: None	Style: Ranch	Stories: 2
Basement: No	Approx. SqFt: 1,520	SqFt Per: County Assessor
Garage Type: Carport	Garage Stall: 2	Garage Remarks:
Year Built: 1978	Year Built Remarks: Addition in late 80'	Lot Size: 50 x 120
Lot Acres: 0.13	Total Bedrooms: 3	Total Bathrooms: 2

Book Section: Residential	Zoning: RH	Taxes: 985.57
Tax Year: 2004	Tax Remarks:	Tax Map: 81021DC
Tax Lot: 04600	Historic Designation: Unknown	

Directions: North on Main Street to SE 10th Place, east to property on the corner.

Legal: SKIPANON LT 8 BLK 3

Public Remarks: Pride of ownership shines brightly on this 3-bedroom, 2-bath Warrenton Ranch located on a beautifully landscaped, oversized corner lot. Updates throughout with newer exterior paint, roof, gas water heater, woodstove, carpeting, appliances & sooo much more.

Listing Type: Listing Type: Exclusive Right to Sell
Tax Record: Account ID: 30847; Tax Lot: 04600; Tax Map: 81021DC
Legal Description: Block: 3; Book/Page: 777/481

Miscellaneous: Inclusions: Mirror in Master; Exclusions: Hutch in kitchen; Levels: 2; Basement: No; Possession: negotiable; Cross Street: Main Street
External Features: Exterior Color: Blue; Roof: Composition; OutBuildings: None; Siding: T111; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Paved; Lot Type: Dimension Above
Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Refrigerator; Window Coverings

Utilities: Heating/Cooling: Radiant; Water: City; Electric: On Property; Gas: On Property; Sewer: City; Alternate Heat: Wood Stove
Accessibility : Bedroom/Bath on Main: Yes
Financial Info: Escrow At: Ticor-Astoria

Rooms	Level	Dim.	Remarks
Living Room	1	15 x 16	Newer paint, carpeting & woodstove
Dining Room	1	7 x 11	slider to private patio
Great/Family Room	1	9.6 x 21	lots of storage

Rooms	Level	Dim.	Remarks
Kitchen	1	8 x 10.8	newer Jennaire & refrigerator
Bedroom #1	1	9.8 x 15	spacious
Bedroom #2	1	8.9 x 10	

Rooms	Level	Dim.	Remarks
Bedroom #3		12 x 13.7	
Bath #1	1	7.10 x 10	includes laundry area
Bath #2	2	4.10 x 9	

List Price: 229,900

LA: Marianne Baty-Pittard; (503)440-0577;
 mapittard@freedomnw.com

LO: North Coast Realty; (503)738-3400;
 inquiry@northcoastrealty.net

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Marianne E. Baty-Pittard, GRI on Saturday, August 13, 2005 5:28 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Cement
Walls

Brand New Construction homes. 321 and 327 SW Main Ct. Warrenton. These homes are made with Poly Steel which means low utility bills all year round and sound proof from the strong winds. 3 bedrooms and 2 baths 1,900 sqft. homes. Kitchens have granite tile counters with lots of cupboards. Master bedroom and master bath on main level, two car carports.

Please call for a showing

Denise O'neil

503-791-0493 • 503-738-9531

www.coastandrivendreamhomes.com

Pete Anderson
REALTY, INC.

\$269,900
each

12-29-2006

classifieds

Aug. 24 -
2005

of Home

t Homes on the No

NEW LISTING • NEW LISTING

PRIDE OF OWNERSHIP

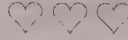


Shines brightly throughout this lovely 3-bedroom, 2 bath ranch on an oversized, beautifully landscaped corner lot. Updates galore including newer exterior paint, roof, high efficiency heating system, carpeting, appliances & so much more. Private lattice enclosed patio with pond, water feature & fish add to the allure of this nice Warrenton home. # 05-1079

\$329,000

March 2006

Home Is



Where the Heart is

\$199,900
395 NW 1ST.

- ♥ Fenced back & front yard
- ♥ Corner lot~ low taxes!
- ♥ 4 BR/1.5 BA all one level
- ♥ Formal dining with built-ins
- ♥ Covered Patio & hot tub
- ♥ Sunken living Rm w/ fireplace



**Jennie
Hillard**
(503)440-8026

RE/MAX River & Sea

Each Office is individually owned and operated

171 W Bond~ Astoria, OR 97103
(503)338-5200 Office

08-1127 Multi-Dwelling Active \$799,000



<http://www.lewisandclarkrealtor.com>



©2008 Crainco/MLS

Terms:		Cross Street:			
Approx. SqFt.:	0	SqFt Per:	County Assessor	Year Built:	2006
Year Built Remarks:		Style:	NONE	Lot Size:	
Lot Acres:	0.64	Stories:	2	Total Bedrooms:	12
Total Bathrooms:	8	Total Full Baths:		Total Half Baths:	
Garage Type:		Garage Stall:		Garage Remarks:	
Frontage:	None	View:	None	View 2:	None
Building Type:					
Assessed Valuation:		Area:	Warrenton	Zoning:	C1
Taxes:	2,929.02	Tax Year:	2007	Tax Remarks:	
Historic Designation:	Adjacent to				

Geo Lat: Geo Lon:

Public Remarks: Town house style 4 plex with 2 fireplaces, vaulted ceilings and private backyards in every unit. Excellent rental history. Write offer subject to interior inspections. Please do not disturb tenants.

Legal: Lots 15,17,19,21 Block 3 Warrens First

Directions: call

Listing Type: Listing Type: Exclusive Right to Sell
Tax Record: Account ID: 53876; Tax Map:
81021AC; Tax Lot: 600
Miscellaneous: # Units: 4

External Features: Roof: Composition; Siding: Lap;
Foundation: Cont/Con; Street Surface: Paved
Internal Features: Water Heater: Electric;
Washer/Dryer; Dishwasher; Range/Oven;
Refrigerator; Window Coverings; Ceiling: Vaulted
Utilities: Water: City - Property; Electric: On Property;
Gas: On Property; Sewer: City-Property;
Heating/Cooling: Elec

Accessibility: Bed/Bath on Main: Yes
General Info: Possession: Negotiable
Rental Information: Rent By the Month; Total
Rent/Month: 3,975

No.	Bed	Bath	Rent	SqFt	Parking	Lease	Furnished	Stories	Rem.
1	3	2.5	1000	1534	2	No	N	2	
2	3	2.5	1000	1534	2	No	N	2	
3	3	2.5	1000	1534	2	No	N	2	
4	3	2.5	975	1534	2	No	N	2	
List Price:		799,000							

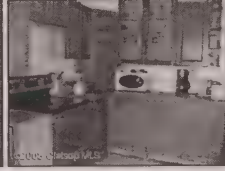
Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Carla Martens-Sowins on Wednesday, July 16, 2008 9:33 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Behind
Post Office

July 2008
Main St. not
main Ct.



- Bedrooms: 3
- Bathrooms: 1.1
- SqFt: 1,750
- Style: None

\$215,000



488 S MAIN CT Warrenton, OR 97146
MLS #08-1048

Enjoy the country feel of the enclosed front porch in this 3 bedroom craftsman style farm home. Large Lot over looks the river. Hardwood floors. Extra shower in Laundry/mud room. 6 foot privacy fence in oversized lot. Nice view of river from upstairs office/den window. Seller offering Home warranty Plan. Commercial (C1) zoning



Beverly J. Dowell
North Coast Realty
3537 Highway 101 North
503-738-3400
Gearhart, OR 97138
beverly97103@yahoo.com



34-40 NE 5TH ST, Warrenton, OR 97146; County:Clatsop		08-1347 Commercial Active \$499,000	
 <p>Provided as a courtesy of Beverly J. Dowell North Coast Realty 3537 Highway 101 North 503-738-3400 Gearhart, OR 97138 Cell Phone - (503) 440-1699 beverly97103@yahoo.com</p>			
Business Description:	Building/land only	Area:	Warrenton
SqFt Per:	Fee Appraiser	Year Built:	1920
Lot Size:		Lot Acres:	1.70
Total Bedrooms:	7	Total Bathrooms:	4
Garage Stall:		Garage Remarks:	
View:	None	View 2:	None
Assessed Valuation:		Zoning:	I1
Tax Year:	2007	Tax Remarks:	
Parcel Number:		Cross Street:	
		Taxes:	2,579
		Subdivision:	
		Historic Designation:	No
Geo Lat:	46.160393	Geo Lon:	-123.927676
Public Remarks: Buy 2, get 1 free - 3 homes, 3 garages, and 2 large shops. Zoned for many uses - storage units, production, processing. Legal: Barlows Add Pt Tr 1 Directions: Main towards marina (Weyerhaeuser entrance), turn left on NE 5th			
Listing Type: Listing Type: Exclusive Right to Sell Tax Records: Account ID#: 29609; Account ID Remarks: -29611; Tax Map: 81015C; Tax Lot: 900/1000/1100 General Info: Possession: Negotiable		Building: Building Type: Frame; Condition: Good; # Units: 8; Levels: 1.5 External Features: Roof: Composition; OutBuildings: Shop; Siding: T1-11; Foundation: Blk/Pier; Street Surface: Paved; Parking Spaces: 10 Utilities: Water: City; Sewer: City; Electric: On Property; Gas: On Property; Heating/Cooling: Other	
Financial Info: Free and Clear Seller Terms: Cash			
List Price:	499,000		

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Beverly J. Dowell on Wednesday, September 03, 2008 9:46 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Address: 175 N MAIN AVE Warrenton , Oregon



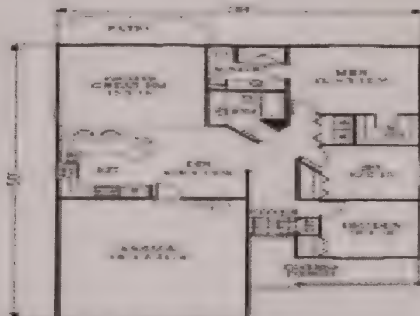
List Number	08-213	List Price	\$ 209,900
Style	Ranch	Total Bedrooms	3
Total Bathrooms	2	Approx. SqFt.	1,311
Garage Type	Attached	Garage Stall	2
Year Built	2008	Basement	No

Lot Acres	0.10	Frontage	None
View	None	View 2	None
Tax Year	2007	Taxes	\$ 0

Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Ceiling: Flat
Accessibility: Level Entry; Bed/Bath on Main: Yes

Utilities: Alternate Heat: None; Heating/Cooling: Forced Air; Water: City; Electric: On Property; Gas: On Property; Sewer: City
External Features: Exterior Color: TBD; OutBuildings: None; Roof: Composition; Siding: Hardiplank; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Gravel

Remarks: Warrenton's newest development- Iredale Landing! One level living in a convenient and affordable setting. Enjoy a brand new home with all the benefits and beauty. Home features a master suite, conveniently located utility room, great room floor plan with an island kitchen! Lot 1



Provided as a courtesy of

Shannon Graham

RE/MAX River & Sea
757 W. Marine Drive
Astoria, OR 97103
Office Phone - (503) 440-9820
shannon@riverandsea.net
<http://www.riverandsea.net>

Jennie Hillard

RE/MAX River & Sea
757 W. Marine Drive
Astoria, OR 97103
Phone - (503) 440-8026
jmohill@pacifier.com

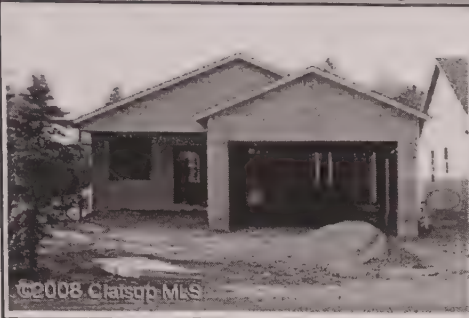
Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Shannon Graham on Friday, October 31, 2008 11:41 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Iredale
Landing

Address: 173 N MAIN AVE Warrenton , Oregon



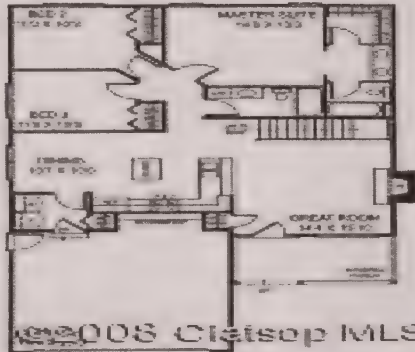
List Number	08-214	List Price	\$ 209,900
Style	Ranch	Total Bedrooms	3
Total Bathrooms	2	Approx. SqFt.	1,251
Garage Type	Attached	Garage Stall	2
Year Built	2008	Basement	No

Lot Acres	0.11	Frontage	None
View	None	View 2	None
Tax Year	2007	Taxes	\$ 0

Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Ceiling: Vaulted
Accessibility: Level Entry; Bed/Bath on Main: Yes

Utilities: Alternate Heat: None; Heating/Cooling: Forced Air; Water: City; Electric: On Property; Gas: On Property; Sewer: City
External Features: Exterior Color: TBD; OutBuildings: None; Roof: Composition; Siding: Hardiplank; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Gravel

Remarks: Come see what Iredale Landing has to offer! Warrenton's newest development of 6 new homes. Great room floor plan boasts vaulted ceilings, open kitchen with eating bar, spacious master suite with walk-in closet and an inviting covered front porch! Lot 2



provider.

Address: 380 NW BIRCH CT Warrenton , Oregon



List Number	08-618	List Price	\$ 179,900
Style	Manufactured	Total Bedrooms	3
Total Bathrooms	2	Approx. SqFt.	1,248
Garage Type	Attached	Garage Stall	2
Year Built	1998	Basement	No

Lot Acres	0.14	Frontage	None
View	None	View 2	None
Tax Year	2007	Taxes	\$ 1,135.78

Internal Features: Water Heater: Gas; Dishwasher; Washer/Dryer; Range/Oven; Microwave; Refrigerator; Window Coverings
Accessibility: Bed/Bath on Main: Yes

Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property
External Features: Exterior Color: Brown; Roof: Composition; Siding: T111; Foundation: Concrete Block; Deck/Patio: Patio; Street Surface: Gravel

Remarks: CALL TODAY! 3 bedroom, 2 bath, 1248 sq ft home with 2 car garage, cement patio, fenced yard and close to it all! Manufactured home.



Provided as a courtesy of

Sandi Bennett
 Coldwell Banker Kent Price Realty
 2367 South Roosevelt Drive
 Seaside, OR 97138
 Cell Phone - (503) 739-6048
 Office Phone - (503) 738-5558
 sbennett@kentpricerealty.com
 http://www.kentpricerealty.com

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Sandi Bennett on Friday, July 25, 2008 12:50 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

560 NW 13TH ST, Warrenton, OR 97146; County:Clatsop

08-1098 Single Family Res Active **\$239,000***Provided as a courtesy of***Tonia Mock**

Astoria Real Estate

2935 Marine Dr. Suite C

Astoria, OR 97103

Office Phone - (503) 791-9125

retonia@charter.net



Area:	Warrenton	Frontage:	Creek	View:	None
View 2:	None	Style:	Ranch	Stories:	1
Basement:	No	Approx. SqFt:	1,508	SqFt Per:	Fee Appraiser
Garage Type:	Attached	Garage Stall:	1	Garage Remarks:	Carport-2
Year Built:	1978	Year Built Remarks:	Remodeled	Lot Size:	
Lot Acres:	0.27	Total Bedrooms:	4	Total Bathrooms:	2
Total Full Baths:	2	Total Half Baths:			

Zoning:	R10	Taxes:	958.82	Tax Year:	2007
Tax Remarks:	4 tax lots	Historic Designation:	No		

Geo Lat:	46.187774	Geo Lon:	-123.931594
-----------------	-----------	-----------------	-------------

Directions: Hwy. 101, West on Harbor/NW Warrenton Dr., West on 13th St. to property on Left.**Legal:** FLAVEL LT 1, 25, 26, & 27 BLK 40**Public Remarks:** 4 bed/2 full bath house in a quiet location in Warrenton. Patio for BBQing in the back, lots of land and a small creek.

Good storage space including a w/i closet in the master bedroom. The garage has a workbench and there is plenty of parking space for autos/RV's/boats. Minutes away from state park, beach, and boat basin.

Listing Type: Listing Type: Exclusive Right to Sell**Tax Record:** Account ID: 29413; Account ID Remarks: also 29408, 29414-15; Tax Map: 81009D; Tax Lot: 4300, 4700, 4800-01**Miscellaneous:** Exclusions: Stove, W/D; Basement: No; Possession: negotiable; Cross Street: NW Warrenton Dr.**External Features:** Exterior Color: tan; Roof: Torch Down; OutBuildings: None; Siding: T111; Foundation: Concrete Block; Deck/Patio: Patio; Street Surface: Paved
Internal Features: Water Heater: Gas; Dishwasher; Refrigerator; Window Coverings**Utilities:** Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property**Accessibility:** Bed/Bath on Main: Yes**Financial Info:** Escrow At: Ticor Title, Astoria**List Price:** 239,000

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Tonia Mock on Wednesday, October 08, 2008 8:51 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Address: 380 NW BIRCH CT Warrenton , Oregon



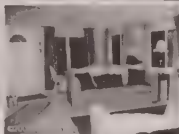
List Number	08-618	List Price	\$ 179,900
Style	Manufactured	Total Bedrooms	3
Total Bathrooms	2	Approx. SqFt.	1,248
Garage Type	Attached	Garage Stall	2
Year Built	1998	Basement	No

Lot Acres	0.14	Frontage	None
View	None	View 2	None
Tax Year	2007	Taxes	\$ 1,135.78

Internal Features: Water Heater: Gas; Dishwasher; Washer/Dryer; Range/Oven; Microwave; Refrigerator; Window Coverings
Accessibility: Bed/Bath on Main: Yes

Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property
External Features: Exterior Color: Brown; Roof: Composition; Siding: T111; Foundation: Concrete Block; Deck/Patio: Patio; Street Surface: Gravel

Remarks: CALL TODAY! 3 bedroom, 2 bath, 1248 sq ft home with 2 car garage, cement patio, fenced yard and close to it all! Manufactured home.



Provided as a courtesy of

Sandi Bennett

Coldwell Banker Kent Price Realty

2367 South Roosevelt Drive

Seaside, OR 97138

Cell Phone - (503) 739-6048

Office Phone - (503) 738-5558

sbennett@kentpricerealty.com

http://www.kentpricerealty.com

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Sandi Bennett on Friday, July 25, 2008 12:50 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider



Characteristics:

- Bedrooms: 4
- Bathrooms: 5
- Square Feet: 2,834

*445-447 NW Main
Warrenton, Oregon 97146*

Wonderful Mascord Design duplex. Each unit has 2 bedrooms, 2 baths, gas fireplace, and 2-car garage. 1300 sq ft per unit, nice finishes. Great rents and a great price make these units a great investment. Adjacent property listed as well (MLS #08-1547).

List Price: \$360,000



Chris LaPointe
Windermere/Pacific Land Co.
175 14th Street
Astoria, OR 97103
chrislapointe@windermere.com
503-470-0002
<http://>

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Chris LaPointe on Sunday, August 31, 2008 2:24 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Characteristics:

- Bedrooms: 6
- Bathrooms: 4
- Square Feet: 2,913

449-451 N MAIN AVE
Warrenton, Oregon 97146

These units have beautifully finished interiors, gas fireplaces with granite surrounds, oak kitchen cabinets, and great floorplans. Built in 2005, one 3 bedroom, 2.5 bath and one 3 bedroom 1.5 unit. Close to beach, shops, fishing, and work. Excellent rental history. Adjacent property listed as well (MLS #08-1546).



Chris LaPointe
Windermere/Pacific Land Co.
175 14th Street
Astoria, OR 97103
chrislapointe@windermere.com
503-470-0002
<http://>

List Price: \$360,000

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Chris LaPointe on Friday, August 29, 2008 5:05 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Charming house on a large lot with 1200 sqt garage & NLY \$239,000.

Nearby parks and recreational areas make this 3 bedroom 2 bath home a winner. Enjoy every season with outdoor activities from afternoon walks to camping, beach combing, boating and fishing. Large 1200sqft mostly finished 2 car garage with shop and plenty of additional parking for that RV or boat.



Hurry and make your offer today on this very affordable family home!

Open family and dining room, great for entertaining.

Enjoy the warmth of the pellet stove on those cool winter days.

Great location close to Costco, Fred Meyers, Home Depot, Ross, Walgreen's and many more local favorites.

RE/MAX River & Sea

David G Hoggard

Broker, ABR, CRS
503-440-4670 (Mobile)
dthoggard@yahoo.com
www.riverandsea.net



main part
of house
Moved from
Ft. Stevens



©2008 Imprev, Inc.

This information is provided as a courtesy only, is not a warranty, and should be independently investigated by buyers.
Each Office Independently Owned and Operated

RE/MAX River & Sea
147 Hwy 101 North
Seaside, OR 97138

301 NW WARRENTON DR, Warrenton, OR
97146
List #08-1886

Quality built 1495 square foot, 3 bedroom, 2 bath new home on oversized lot. This home features a lot of upscale amenities, usually only found in top end homes; such as granite countertops, tile flooring, stainless steel appliances, central vac, vaulted ceiling, large walk-in closet and oversized 2 car garage.

Status Active

Contract Information

List Price 243,000

General Property Description

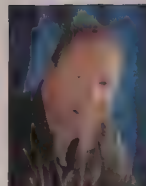
Realtor.COM Type	Residential - Single Family	Property Type	Single Family Res
Directions	West on NW Warrenton Dr to address		
Area	Warrenton	Frontage	None
View	None	View 2	None
Style	Ranch	Stories	1
Basement	No	Approx. SqFt.	1,495
SqFt Per	Builder	Garage Type	Attached
Garage Stall	2	Year Built	2008
Lot Acres	0.21	Total Bedrooms	3
Total Bathrooms	2		

Location, Tax and Legal Information

County	Clatsop	Zoning	RM
Taxes	0	Tax Year	2008
Legal	See document 1		
Historic Designation	Unknown		

Map Coordinates

Geo Lat	46.174618	Geo Lon	-123.926048
---------	-----------	---------	-------------



Prepared by:
David G Hoggard,
ABR, CRS
RE/MAX River & Sea
3447 Hwy 101 North
Gearhart, OR 97138
Office - (503) 738-9552
Cell # - (503) 440-4670
dthoggard@yahoo.com
<http://www.riverandsea.net>

Details

Listing Type:	Listing Type: Exclusive Right to Sell
Tax Record:	Account ID: 0; Account ID Remarks: tbd; Tax Map: 81016DA; Tax Lot: tbd-parcel 2
Miscellaneous:	Possession: Negotiable
External Features:	Exterior Color: Tan; Roof: Composition; Siding: Hardiplank; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Paved
Internal Features:	Water Heater: Gas; Dishwasher; Range/Oven; Refrigerator
Utilities:	Heating/Cooling: Gas Forced Air; Water: City; Electric: On Property; Gas: On Property; Sewer: City; Alternate Heat: Wood Stove
Accessibility:	Bed/Bath on Main: Yes

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by David G Hoggard, ABR, CRS on Monday, September 22, 2008 7:24 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

For Rent -Single Family Home



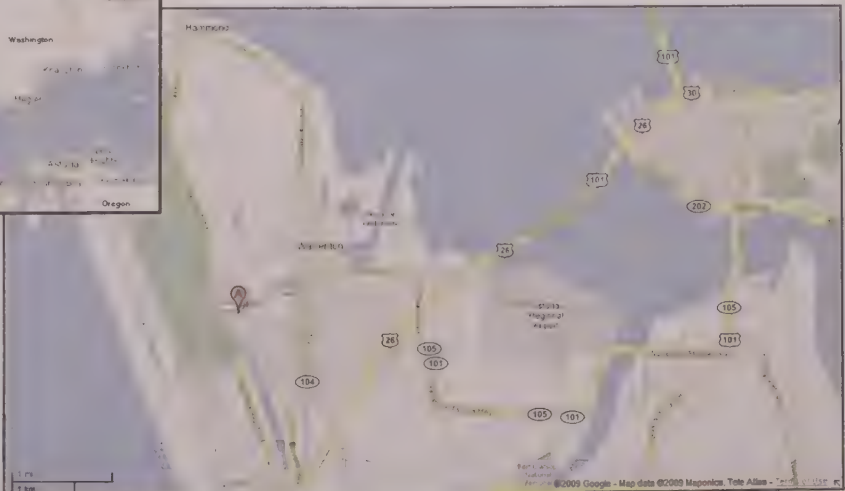
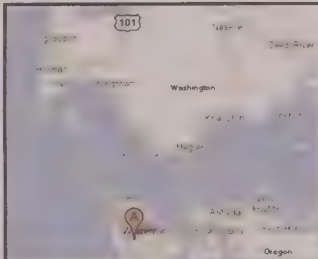
765 SW Kalmia Ave.
Warrenton, OR 97146

3 Bed-2 Bath, 1500 sq ft in a cul-de-sac Neighborhood

- Great Room with 9' Vaulted Ceiling and Gas Fireplace
- Kitchen Features Walk-In Pantry, Island, Laminate Floor
- Built in Microwave and Dishwasher, Electric Range and Oven
- Central Gas Heat w/ programmable thermostat, Gas Water Heater
- City Water, Sewer and Recycle/Garbage
- Finished, Insulated Two Car Garage with Overhead Door Opener
- .25 Acre Fenced Lot

Wonderful location for schools, parks and services

\$1350 / month



First and last
month rent

\$150 Cleaning
Fee

\$300
Refundable
deposit

Small Pet
Friendly

miarnst@hotmail.com

555 SW 9th
March 2009

Radio Station



HOMEY RANCH

1101 SE Anchor Street

Warrenton



3 Bedrooms

1 Bath

1,058 sq. ft.

Garage

New Fence

Kitchen Appliances Included



\$189,500.00

Major remodeling includes all new spruce siding, roof, vinyl windows, back deck, carpeting and kitchen flooring. Bathroom has access from both hall and Master Bedroom. For private showing call Rosalie at 503-791-3070.



Rosalie McCleary, ABR, CRS, GRI
Broker

503-325-0285 Office

800-503-3701 Toll Free

Pete Anderson
REALTY, INC.

ADVANTAGE
REAL ESTATE SERVICES

May 2009

ADVANTAGE

REAL ESTATE NETWORK

ria • 503-325-0285

7-1-2005



WONDERFUL 4 BR, 2 BA HOME \$319,000

In private treed setting on .45 acre. Deck, patio, double carport. Close to schools ocean and Parks. Call Vicky Rutherford 338-2116. #6079A

ADVANTAGE

REAL ESTATE NETWORK

ria • 503-325-0285

9-12-2005



EAT-SLEEP-CLEAN FISH! \$129,000

Located near Warrenton boat basin. Perfect for guides, recreation or commercial fisherman. Great fish cleaning station. Zoned C-1. Sold "AS IS" Call Andrea Mackey 440-7727 #6136A



Past River Spruce -
 Top of hill on left -
 behind Laurel Hedge -
 Used to be a restaurant
 in 1939 - Lavern Lee
 & husband liked their
 Chili...

Sold in late April or
 early May 2009











23 SW Elm AVE, Warrenton, OR 97146
List #09-559

Perfect home for sportsman! Room for all your toys, RV, and boat parking. Very nice updated home with large shop. Nice large corner lot, 3 bedrooms, 2 baths with family room.

Status

Active

Contract Information

Listing Member	Malcolm R Smith Office Phone: (503) 738.9552 Cell: (503) 791.9066 Office Fax: (503) 738.5170 www.riverandsea.net	Listing Office	RE/MAX River & Sea Office Phone: (503) 738.9552 Fax #: (503) 738.5170
Co-listing Agent	Denise O'Neil, GRI of RE/MAX River & Sea Cell: (503) 791.0493 Fax : (503) 738.5170 Office Phone: (503) 738.9552 www.riverandsea.net	Agent Days On Market	20
Status Change Date	4/10/2009	Begin Date	4/8/2009
End Date	10/8/2009	Original List Price	269,000
List Price	255,000	BA Comm	2.25
Commission Code	Co-listing	Owner	Thompson Chad D/ Tami J

General Property Description

Realtor.COM Type	Residential - Single Family	Property Type	Single Family Res
Directions	L on NW 1st, L on Elm, 3rd house on R	Frontage	None
Area	Warrenton	View 2	None
View	None	Stories	1
Style	None	Approx. SqFt.	1,692
Basement	No	Garage Type	Detached
SqFt Per	County Assessor	Year Built	1978
Garage Stall	2	Total Bedrooms	3
Lot Acres	0.23		
Total Bathrooms	2		

Location, Tax and Legal Information

County	Clatsop	Zoning	R10
Taxes	1,815.28	Tax Year	2008
Legal	ALDER CREEK ACRES LT 6 BLK 6		
Historic Designation	Unknown		

Map Coordinates

Geo Lat	46.168743	Geo Lon	-123.93434
---------	-----------	---------	------------

Details

Listing Type:	Listing Type: Exclusive Agency	Accessibility:	Bed/Bath on Main: Yes
Tax Record:	Account ID: 30442; Tax Map: 81021BA; Tax Lot: 08900	Showing Instructions:	Appt. Necessary; Call Listing Office; Owner Occupied; Supra-CBS
Miscellaneous:	Possession: Nego	Financial Info:	Foreclosure: No; First Encumbrance:

External Features: Exterior Color: Green; Roof: Composition;
 OutBuildings: Shop; Siding: T111;
 Foundation: Continuous Concrete;
 Deck/Patio: None; Street Surface: Paved

Sellers Terms:

Non-Assume

Cash; Conventional; FHA; VA

Internal Features: Water Heater: Gas; Dishwasher;
 Range/Oven; Microwave; Refrigerator;
 Window Coverings

Utilities: Heating/Cooling: Gas Forced Air; Water:
 City Property; Electric: On Property; Gas:
 On Property; Sewer: City Property;
 Alternate Heat: Fireplace & Pellet Stove

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living Room	M					Bedroom #1	M				Master
Dining Room	M					Bedroom #2	M				
Great/Family Room	M					Bedroom #3	M				
Kitchen	M										

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Denise O'Neil on Tuesday, April 28, 2009 3:31 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Another Project by



CONSTRUCTION, INC.
GENERAL CONTRACTOR

BUILDING ON INTEGRITY

KELSO: (360) 636-0150 • VANCOUVER: (360) 254-5474
www.schlecht.com

FUTURE HOME OF
BAYSHORE ANIMAL HOSPITAL


5-1-2010
Marlin Ave.







Closest one to road
Next to Twin Spruce
April 2009

Garage was to be
a Cabin lent added
on 





Back of Cabin 11
 & some time added
 to next Cabin





Inside
Cabin 11







Bud Colby gas
station (early days)
April 2009

MAJOR PRICE REDUCTION

Main Street Commercial Property

- *Offered at below tax market value*
- *.37 acres of prime Main Street road frontage with paved road in rear*



*Asking price is \$90,000.00
Bring all offers!*



*Call Rowena Price at: 503 738-5558 office
470-9097 cell
861-9831 residence*

TCOR TITLE INSURANCE COMPANY

FORT

ST.

S.E.

9TH

ST.

AVE.

30-10

PL.

Cf.

(ATLANTIC ST.)

S.E. — 9

SKIPANON

(15 N 11)

ZZZZ

1101 SE Anchor



Details

Beds: 3
Baths: 1
Sq. Ft: 1056
Yr. Built: 1971
MLS #: 09-218
Price: \$189,500
Address: 1101 SE Anchor
Warrenton, OR
97146

Information supplied by sellers.
Deemed reliable, but not guaranteed.



Description

This newly renovated and modernized ranch style home situated between Warrenton's Main Street and the Skipanon River has a newer roof, spruce siding, vinyl windows, front fencing, rear deck, carpeting, kitchen flooring, and interior paint. It also has a single car garage/shop and lots of parking area off street for boats, trailers, or RV. Charming front yard.

Presented By



Rosalie McCleary
Pete Anderson Realty, Inc

1-503-325-0285
503-791-3070 Cell
1-503-325-4205 Fax
<http://www.peteandersonrealty.com>





House being built
where Della - Bob
Wilson's house was
located on Skipanon
River. On left
small house where
a class mate of mine
lived - Bob used it
for a shop -

Diane C-

5-5-2010







Wilson Property

5-5-2010





Sigurdson family
Home now
4 plex

Need address
bathroom use to
Empty into River

5-5-2010



Sigurdson





5-5-2010

Sigurdson House
(now 4-plex) ^{about} 5th ST.
Skipanon River
Piling? Where
Cannery Located.



Piling - Sigurdson
Cannery

Green House fac-
ing Main St.
brought up Skipanon
on barge from Olney



Timbers along
Skipanon River
Where Nygaard
Sorting yard was
Located N.E. Third

4-plex built by
Jason Palmberg

5-5-2010





Looking at Timbers
Along Skipanon
River - where
Nygard Sorting
yard was located
N.E. third

Picture taken:
5-5-2010 *DC*



Sept. 2000

Coastal Retreat



30 NW 17th Place Warrenton OR 97146

\$339,000

Located 500 feet from access to the Columbia River, this quality built home by Terrace Pointe Homes features all the amenities for a coastal retreat. As you enter the home notice the marbled entry followed by plush carpeting. Oak hardwood floors compliment the large open kitchen with its stainless steel appliances. Relax in this quiet neighborhood curled up in front of your gas fireplace or sit out front on the covered porch overlooking your beautifully landscaped front yard.

- Gas fireplace
- Cooks Kitchen
- Custom oak cabinets
- 1900 square feet
- 3 bedrooms, 2 baths
- Vaulted ceilings
- Oak hardwood floors
- Tiled bathrooms
- Granite counter tops
- Large bedrooms
- Stainless steel appliances
- MLS # 6053585



RE/MAX
PowerPros

33462 SW Maple, P.O. Box 58, Scappoose, OR 97056
Each office independently owned and operated.

Jon Parker

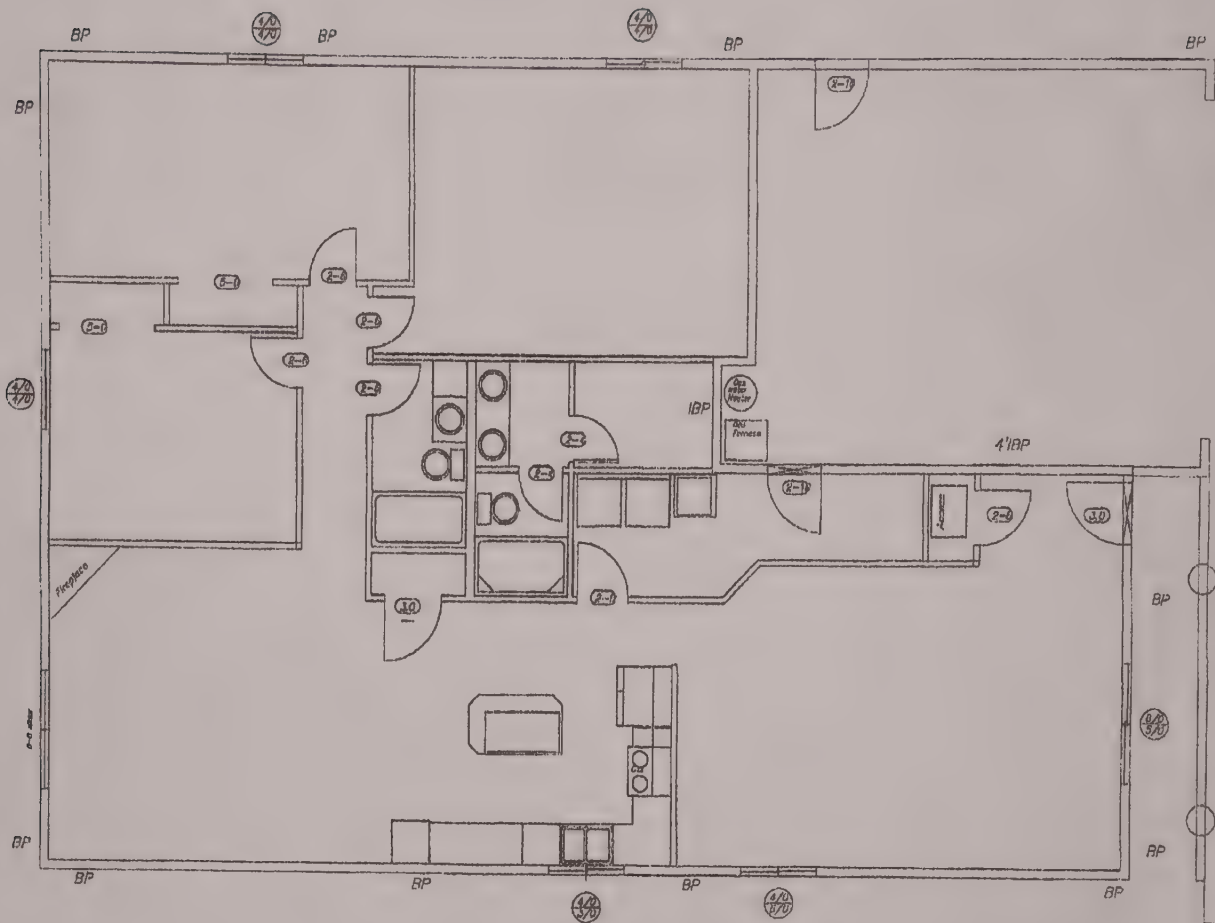
Broker

Cell: 503-816-5756

Office: 503-543-8216

email: jonparker@remax.net





Now

is the Time to Buy!

- Quality New Homes
Starting In the
Low \$240's!
Call Today For
Floor Plans
- Interest Rates
Are Low
- We Have A 0%
Financing Option
Available



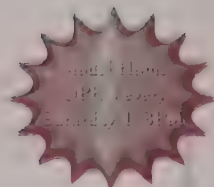
Outstanding Agents. Outstanding Results



Bree A. Phillips & Marianne Pittard
bree@breepphillips.net • www.mariannepittard.com
503-440-7679 • 503-440-0577



RE/MAX River & Sea
3447 Hwy 101 N., Gearhart
503.738.9552
757 W. Marine Drive, Astoria
503.338.5200



The Orchard

Presented By:

✦ JOHNSON BUILDING AND DEVELOPMENT, INC.
Re/MAX River & Sea



OFFERING
Custom Affordable Homes Under \$270,000
Convenient Warrenton Location
Neighborhood With A Strong Sense Of Community
Attractive Planned Neighborhood



30 SW 14TH PLACE

- 1467 Sq./ft.
- 3 bd/2ba
- Landscaped front



Floor plan shown is not exact. Call agents for details.

\$8,000 Tax Credit For Home Buyers

A tax credit of up to \$8,000 is now available for qualified first-time home buyers purchasing a principal residence on or after January 1, 2009 and before December 1, 2009. Unlike the tax credit enacted in 2008, the new credit does not have to be repaid! The tax credit reduces the home buyer's tax liability; if the buyer's liability is less than \$8,000, the remaining credit will be issued as a check. Home purchase must be for a primary residence. If you are single and make \$75,000 or more, or are married and make \$150,000 or more, you do not qualify for the tax credit. The credit is not eligible if the seller is a relative of the buyer. Want more info?

Go to www.federalhousingtaxcredit.com

USDA Rural Development Loan

Rural Housing Direct Loans are loans that are directly funded by the Government. These loans are available for low-income households to obtain homeownership. Applicants may obtain 100% financing to purchase an existing dwelling, purchase a site and construct a dwelling, or purchase newly constructed dwellings located in rural areas. Mortgage payments are based on the household's adjusted income. These loans are commonly referred to as Section 502 Direct Loans.



55 SW 14TH PLACE

- 3 Bedrooms
- 2.5 Bathrooms
- Spacious main floor
- 2 Car Garage



1ST STORY FLOOR PLAN

2ND STORY FLOOR PLAN

Floor plan shown is not exact. Call agents for details.



160 SW 14TH PLACE

- 1797 Square Feet
- 3 bedrooms
- 2.5 baths
- Corner Lot



1ST STORY FLOOR PLAN

2ND STORY FLOOR PLAN

Floor plan shown is not exact. Call agents for details.

COLUMBIA RIVER VIEW

22 NW 17th PLACE



\$469,000.00

This beautiful 3 bedroom 2-1/2 bath home sits 150 feet from the Columbia River.

Imagine your days sitting in your living room in front of a beautiful rock gas fireplace watching the ships pass by or taking a walk on the many miles of walking paths along the south shores of the mighty Columbia River just a few feet from your door. This home has many quality features from: granite, marble and travertine tile counter tops and floors in all bathrooms. The kitchen is every cook's delight with cherry cabinets, granite tile counter tops, stainless steel appliances and beautiful oak hardwood flooring throughout kitchen, dining room, hallway and stairway. This home has many upgraded features such as a central vacuum system, laundry shoot, wrap around patio, and many more.

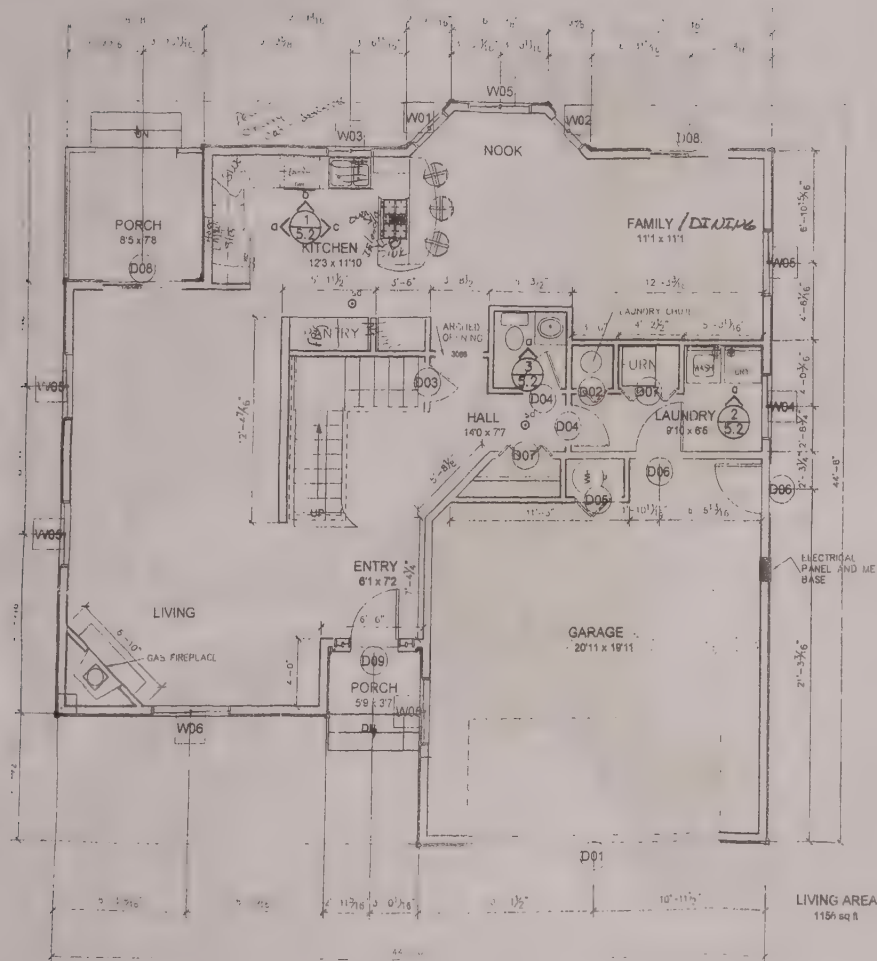
SIMONSEN CONSTRUCTION, LLC

Mark & Kelly Simonsen, Owners

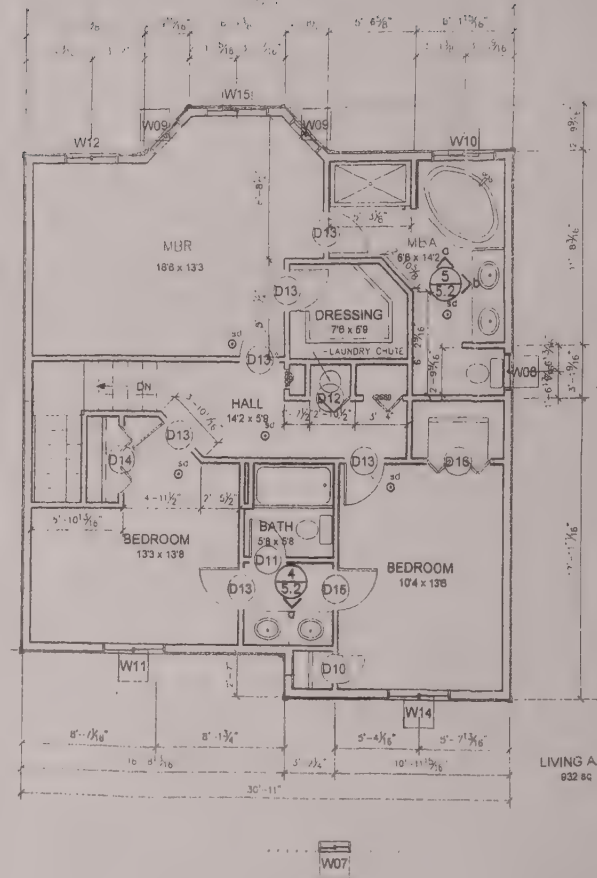
503-861-1493

email: k_simonsen@charter.net

*Simonsen
2006*

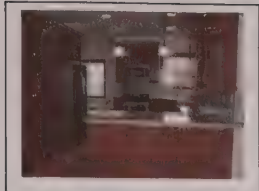


1 1ST FLOOR PLAN
1/4" = 1'-0"



2 2ND FLOOR PLAN
1/4" = 1'-0"

NEW PRICE \$435,000.00



#22

**BEAUTIFULLY APPOINTED NEW HOME IN
COLUMBIA RIVER FRONT DESDEMONA SANDS
NEIGHBORHOOD**

CUSTOM BUILT BY SIMONSEN CONSTRUCTION, LLC.

THIS HOME BOASTS OAK HARD WOOD FLOORS, GRANITE, MARBLE AND TRAVERTINE THROUGHOUT WITH DIAMOND CABINETS, STAINLESS APPLIANCES FEATURING A CONVECTION MICRO WAVE OVEN, GAS COOK TOP AND ELECTRIC CONVECTION OVEN WITH WARMING DRAWER, A SECOND CONVENTIONAL OVEN, STANDARD SINK AND VEGETABLE SINK, SIDE BY SIDE REFRIGERATOR W/BOTTOM FREEZER

ADDITIONAL INTERIOR FEATURES INCLUDE WOOD TRIM AND DOORS, A LAUNDRY SHOOT FROM THE SECOND LEVEL, OUTSTANDING MASTER BATHROOM WITH JETTED TUB AND SHOWER WITH RIVER ROCK FLOOR A JACK AND JILL BATH SEPERATES 2 BEDROOMS WITH VIEWS OF THE COLUMBIA RIVER

**3 BEDROOMS, 2.5 BATHS, 2087 SQ FT, CENTRAL VAC IN HOME
AND GARAGE AND TASTEFULLY LANDSCAPED**

**DISCOVER THIS NEW COLUMBIA RIVERFRONT
NEIGHBORHOOD AND MAKE IT YOUR HOME TODAY!**



COLDWELL BANKER KENT PRICE REALTY, INC.
2367 S ROOSEVELT DRIVE
SEASIDE, OR 97138
503-738-5558 OR CELL 503-717-3796
WWW.PAMACKLEY.COM
WWW.KENTPRICEREALTY.COM
Call Pam Ackley or Reta Leithner



#23



23 NW 17 th Place, Warrenton, OR 97146
List #06-1641

Watch the ships crossing the bar & starting up river. This lovely home has been built with luxury & easy living in mind. Good features throughout show a lot of forethought went into the home on its 7,000 sq ft lot! Custom maple cabinets, granite counters and an island kitchen.

Status Active

Contract Information

Listing Member	Reta Leithner Office: (503) 738.5558 ext. 114 Cell Mobile: (503) 717.2297 Fax: 738.6323 Home: 738.6766 http://www.kentpricerealty.com	Listing Office	Coldwell Banker Kent Price Realty Coldwell Banker Kent: (503) 738.5558 Fax: 738.9209 Office: (503) 738.5558
Co-listing Agent	Pam Ackley of Coldwell Banker Kent Price Realty Office: 738.5558 Cellular: 717.3796 Fax: 738.9209 Home: 861.0683 www.realtor.com/clatsop/pamackley	List Price	489,000

General Property Description

Realtor.COM Type	Residential - Single Family	Property Type	Residential
Directions	NW Warrenton Drive toward Hammond, look for street on left after 13th and the park. No city sign yet.		
Area	Warrenton	Frontage	None
View	Columbia River	View 2	None
Style	Traditional	Stories	2
Basement	No	Approx. SqFt.	2,929
SqFt Per	Builder	Garage Type	Attached
Garage Stall	2	Garage	Finished
		Remarks	
Year Built	2006	Lot Acres	0.17
Total	5	Total	3
Bedrooms		Bathrooms	

Location, Tax and Legal Information

County	Clatsop	Zoning	R10
Taxes	0	Tax Year	2006
Tax Remarks	To be determined		
Legal	Lot 6 Desdemona Sands, Book 15 Pg 43-46		
Historic Designation	Unknown		

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living Room	m		11 x 15		
Dining Room	m		11 x 12		
Great/Family	m		15 x 15		



Prepared by:

Reta Leithner

Coldwell Banker Kent Price Realty
2367 S Roosevelt
Seaside, OR 97138
Office - (503) 738-5558 ext. 114
Cell Mobile - (503) 717-2297
retasells@seasurf.net
<http://www.kentpricerealty.com>

Details

Listing Type:	Listing Type: Exclusive Right to Sell
Tax Record:	Account ID: 29235; Tax Map: 81009B; Tax Lot: 01200
Miscellaneous:	Inclusions: CC&Rs; Basement: No; Possession: Ready; Cross Street: NW Warrenton
External Features:	Exterior Color: Natural; Roof: Composition; OutBuildings: None; Siding: Cedar; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Paved; Lot Type: Dimension Above
Internal Features:	Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Refrigerator; Ceiling: Other
Utilities:	Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property; Alternate Heat: Fireplace
Accessibility:	Level Entry; Bed/Bath on Main; Yes; 36"+ wide doors
Financial Info:	Escrow At: Fidelity

Room			
Kitchen	m	9 x 10	cstm cabinets, granite counter
Bedroom #1	u	15 x 15	view river
Bedroom #2	m	10.5 x 11	
Bedroom #3	u	10 x 12	
Bedroom #4	u	10.5 x 11	
Bedroom #5	u	10.5 x 11	
Bath #1	m		
Bath #2	u		
Bath #3	u		
Utility Room	u		

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Reta Leithner on Saturday, March 17, 2007 12:14 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

OFFERED AT \$519,000.00



QUALITY BUILT WITH THE NEWEST TRENDS IN INTERIOR DESIGN, THIS HOME BOASTS OVER 3200 SQ FT OF LIVING SPACE WITH BEAUTIFUL GRANITE, TILE AND STONE WORK, 5 BEDROOMS, 4 BATHS AND "CASTLE" (A VERSATILE ROOM FOR HOBBIES, SHOP SPACE, HOME OFFICE OR YOUR OWN IDEAS!) CUSTOM MAPLE CABINETS AND FLOORING, WROUGHT IRON STAIR BALUSTERS, DESIGNER LIGHTING AND PLUMBING FIXTURES, BUTLER'S PANTRY W/ WINE COOLER AND SO MUCH MORE IN THE DETAIL WORK OF THIS INCREDIBLE HOME! YOUR NEW HOME AWAITS!

CALL PAM ACKLEY, BROKER
TO SEE YOUR NEXT HOME!

503-717-3796

800-829-0419



Coldwell Banker Kent Price Realty, Inc
Proudly Presents.....
Another Fine Home by A J Ventures of Oregon, LLC
NEW PRICE \$429,000.00



29 NW 17th Warrenton, Or 97146

- 2164 S.F. Living Area
- 3 Bedroom, 2 Bath layout includes Gracious Master Bedroom and bath complete w/ Soaking tub, shower and large walk-in closet
- Spacious Island Kitchen w/Granite
- Adjoining Breakfast Nook
- Vaulted Ceilings: Living & Family Rooms, Kitchen and Master
- Large family room with Slate & Granite and zero clearance gas fireplace
- Gas range top, Convection Microwave and oven
- Custom Maple cabinets w/ Granite counters and Slate Back splash
- Maple floors
- Beautiful Master Bath tile work
- Upscale doors and fixtures throughout
- Cultured Stone front elevation décor
- Back yard decorative retaining wall
- Fully landscaped and more!

*Welcome To Warrenton's Newest
River Front Development:
Desdemona Sands*

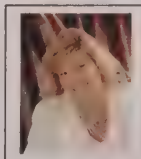
*This lovely home can be yours
today!*

*Make your appointment to view
your NEW home with
Pam Ackley, Broker*

www.pamackley.com

www.kentpricerealty.com

503-738-5558 or 503-717-3796



Address: 23 NW 17 th Place Warrenton , Oregon

List Number	06-1641	List Price	\$ 495,000
Style	Traditional	Total Bedrooms	5
Total Bathrooms	3	Approx. SqFt.	2,929
Garage Type	Attached	Garage Stall	2
Year Built	2006	Basement	No

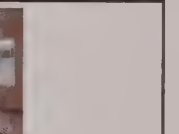
Lot Acres	0.17	Frontage	None
View	Columbia River	View 2	None
Tax Year	2006	Taxes	\$ 0

Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Refrigerator; Ceiling: Other
Accessibility: Level Entry; Bed/Bath on Main: Yes; 36"+ wide doors

Utilities: Alternate Heat: Fireplace; Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property

External Features: Exterior Color: Natural; OutBuildings: None; Lot Type: Dimension Above; Roof: Composition; Siding: Cedar; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Paved

Remarks: Watch the ships crossing the bar & starting up river. This lovely home has been built with luxury & easy living in mind. Good features throughout show a lot of forethought went into the home on its 7,000 sq ft lot! Custom maple cabinets, granite counters and an island kitchen.



Provided as a courtesy of

Pam Ackley

Coldwell Banker Kent Price Realty

2367 S Roosevelt

Seaside, OR 97138

Office - 738-5558

Cellular - 717-3796

packley@kentpricerealty.com

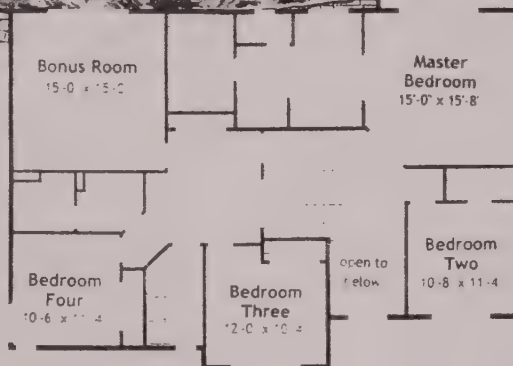
http://www.realtor.com/clatsop/pamackley

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Pam Ackley on Saturday, January 13, 2007 9:21 AM

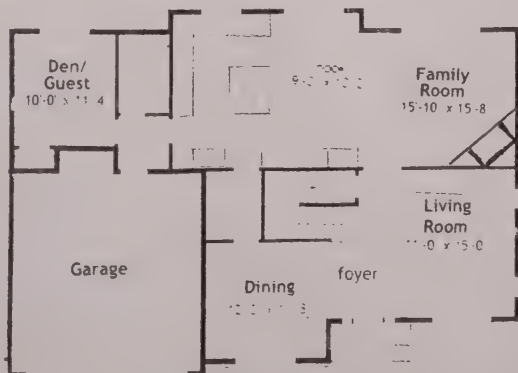
The information on this sheet has been made available by the MLS and may not be the listing of the provider.

June 5 - 2006



\$489,000

• 2929 S.F. Total Living Area



- RIVER VIEW
- CUSTOM MAPLE CABINETS
- CUSTOM GRANITE COUNTERS
- HICKORY HARDWOOD FLOORS
- MASTER TILE SHOWER
- MASTER TILE FLOOR
- INDIRECT KITCHEN LIGHTING
- CEDAR SIDING
- LIFETIME SHINGLE ROOF
- LANDSCAPING
- CEDAR FENCE

A J VENTURES OF OREGON LLC

JIM CASTILE

503- 341-6734

OFFERED AT \$519,000.00



QUALITY BUILT WITH THE NEWEST TRENDS IN INTERIOR DESIGN, THIS HOME BOASTS OVER 3200 SQ FT OF LIVING SPACE WITH BEAUTIFUL GRANITE, TILE AND STONE WORK, 5 BEDROOMS, 4 BATHS AND "CASITA" (A VERSATILE ROOM FOR HOBBIES, SHOP SPACE, HOME OFFICE OR YOUR OWN IDEAS!)
CUSTOM MAPLE CABINETS AND FLOORING,
WARM COLORS THROUGHOUT,
WROUGHT IRON STAIR BALUSTERS, DESIGNER LIGHTING AND PLUMBING FIXTURES, BUTLERS PANTRY W/WINE COOLER AND SO MUCH MORE IN THE DETAIL WORK OF THIS INCREDIBLE HOME!
YOUR NEW HOME AWAITS!

CALL PAM ACKLEY, BROKER
TO SEE YOUR NEXT HOME!

503-717-3796

800-829-0419



January
2007

Coldwell Banker Kent Price

Proudly Presents.....

*Another Fine Home by A J Ventures of Oregon, LLC
Offered At \$449,000.00*



29 NW 17th Warrenton, Or 97146

- ✦ 2164 S.F. Living Area
- ✦ 3 Bedroom, 2 Bath layout includes Gracious Master Bedroom and bath complete w/ Soaking tub and large walk-in closet
- ✦ Spacious Island Kitchen w/ Granite
- ✦ Adjoining Breakfast Nook
- ✦ Vaulted Ceilings: Living-Family, Kitchen, Master
- ✦ Large family room with Slate & Granite zero clearance gas fireplace
- ✦ Gas range, Convection Microwave and oven
- ✦ Custom Maple cabinets w/ Granite counters and Slate Back splash
- ✦ Maple floors
- ✦ Beautiful Master Bath tile work
- ✦ Upscale doors and fixtures throughout
- ✦ Cultured Stone front elevation décor
- ✦ Back yard decorative retaining wall
- ✦ Fully landscaped and more!

**Welcome To Warrenton's Newest
River Front Development:
Desdemona Sands**

***This lovely home can be yours
today!***

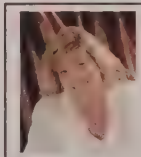
***Make your appointment to view
your NEW home with***

Pam Ackley, Broker

www.pamackley.com

www.kentpricerealty.com

503-738-5558 or 503-717-3796





SINGLE LEVEL

\$ 459,000



- 2164 S.F. Living Area
- 3 Bedroom, 2 Bath layout includes Gracious Master Bedroom and Bath, complete with Soaking Tub and large Walk in Closet.
- Spacious Island Kitchen with adjoining Breakfast Nook
- Vaulted Ceilings : Living, Family, Kitchen, Master
- Large Family Room with Built-in Shelves And Zero Clearance Gas Fireplace
- Gas Stove
- Custom Maple Cabinets
- Custom Granite Counters
- Hickory Hardwood Floors
- Master Tile Bathroom Floor
- Indirect Kitchen Lighting
- Cedar Siding
- Cultured Stone Front
- Landscaping
- Much More

A J Ventures of O
JIM CAST

Simonsens
altered
June 2006

503-341-0707

JOHNSON BUILDING A

*Johnson's
bought
land from
J & R Co*

IN

*Nov. 00
Dec
2007*



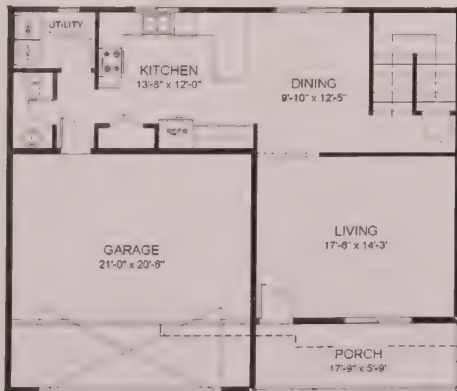
1873 TWO-STORY
THE ORCHARD

SITE 8

Bed: 3
Bath: 2.5
Garage: 2

\$289,900

The 1873 plan includes a large upstairs family room and main floor living room as well as an impressive master bedroom and oversized secondary bedrooms.



www.JBDIhomes.com

(503) 741-0007 or (503) 741-6065

Copyright 2007 Johnson Building and Development, Inc.

2-1-2008

9B

JOHNSON BUILDING AND DEVELOPMENT, INC.

The Orchard

THE ORCHARD IS OUR NEWEST NEIGHBORHOOD IN WARRENTON, OREGON! OFFERING HARDWOOD IN THE KITCHENS, TILE BATHROOM FLOORS, STAINLESS STEEL APPLIANCES, AND NINE-FOOT CEILINGS FOR ONE-STORIES. WITH 19 HOMES TO CHOOSE FROM, YOU ARE SURE TO FIND A PLAN YOU LIKE!



1767 RANCH \$284,900
BED: 3 BATH: 2 GARAGE: 2
 The impressive entry opens into the expansive great room in this beautiful one-story plan. A formal dining just off the kitchen and double sinks in the master bath complement the plan very well.

www.JBDIHOMES.COM

TRAVIS JOHNSON (503)741-0007
 CARY JOHNSON (503)741-6065

2007.11

JOHNSON BUILDING AND DEVELOPMENT, INC.

The Orchard

THE ORCHARD IS OUR NEWEST NEIGHBORHOOD IN WARRENTON, OREGON! OFFERING HARDWOOD IN THE KITCHENS, TILE BATHROOM FLOORS, STAINLESS STEEL APPLIANCES, AND NINE-FOOT CEILINGS FOR ONE-STORIES. WITH 19 HOMES TO CHOOSE FROM, YOU ARE SURE TO FIND A PLAN YOU LIKE.

OPEN HOUSE

SATURDAY, NOVEMBER 3RD, NOON TO 3PM • SUNDAY, NOVEMBER 4TH, 2 TO 4PM

1530 & 1541 SW ALDER AVE., WARRENTON

Directions: Turn off Hwy 101 at Ocean Crest Chevrolet dealership onto alternate Hwy 101 and follow signs.



1873 TWO-STORY \$289,900
BED: 3 BATH: 2.5 GARAGE: 2

The 1873 plan includes a large upstairs family room and main floor living room as well as an impressive master bedroom and oversized secondary bedrooms.



2050 TWO-STORY \$294,900
BED: 3 BATH: 2.5 GARAGE: 2

This beautiful two-story includes a large bonus room, a main floor office, and an open living, dining and kitchen area.



1767 RANCH \$284,900
BED: 3 BATH: 2 GARAGE: 2

The impressive entry opens into the expansive great room in this beautiful one-story plan. A formal dining just off the kitchen and double sinks in the master bath complement the plan very well.

www.JBDIHOMES.COM

TRAVIS JOHNSON (503)741-0007
 CARY JOHNSON (503)741-6065

2007.11

Nov. 9
 2007



Realize The American Dream! \$259,900



- The Orchard, a New Development of Single Family Homes in Warrenton Built by JBDI, the Leaders in Quality Homes.
- The Lucky New Homeowner Will Enjoy: 1,525 sq.ft. of Living Space That Includes: 3-Bedrooms & 2-Full Bathrooms!
- Other Amenities: Great Room Floor Plan, Hardwood Flooring, Stainless Appliances, Utility Room & 92% GFA Furnace!
- A Professionally Landscaped Front Yard Makes This Affordable Home An Even More ATTRACTIVE Bargain!
- Call Today For Neighborhood Details, A Complete List of Amenities & Your Appointment To Preview This Great New Home!

RE/MAX River & Sea

**Bree Phillips &
 Marianne Pittard**

Brokers

503.738.9552 (Office)

503.440.0577 (Direct)

bree@breenhills.net



www.

Information provided is deemed reliable, but not guaranteed.

Each Office Independently Owned and Operated.



©2008 Improv, Inc.

*The Orchard
 August 2008*

Warrenton Residential



Nov. 2007

TREES AND PRIVACY

Appealing 50's home with 3 bdrms on 1.62 acres in town. Spacious kitchen and master suite. Newer septic. Zoned commercial. May be divided. Room for a shop. MLS#7104657. Offered at \$273,000.



This elegant grand Victorian sits on 1.22 acres of country meadows, with mountain views. This showcase home includes a chef's dream kitchen with granite counters, dining room w/oak wood floors, marble entry floors, marble master bath, formal living room w/wet bar, family room w/gas fireplace, library, office. Close to golf course and beaches. Green friendly built. To see a virtual tour of this home go to www.obeo.com/433662

32464 Torrey Ln, Westport

\$649,000



**DENISE
O'NEIL**
791-0493

www.coastandrivereamhomes.com

RE/MAX
River & Sea

3447 Hwy 101 N. Gearhart, OR
738-9552

Equal Housing Opportunity/Equal Housing Opportunity

pg. 7/21

Coatsop Plains

2-1-2008

Warrenton Residential



UPSCALE TRANQUILITY

will be found in this ocean/lakeview home under construction in the fabulous new community of Pacific Bellevue Estates, 2 miles north of Gearhart, 1/2 mile west of Astoria Country Club. MLS#7035361 Offered at \$799,000.

Rinda Shea, 503-338-8853

Warrenton Residential



WOW!

This brand new ocean and lake view home is located on the corner flag-ship lot of Pacific Bellevue Estates. 4bdrm/3ba, 3 car garage. Gated community. MLS#7092262. Offered at \$799,950.

Rinda Shea, 503-338-8853

Warrenton Residential



NEW CONSTRUCTION...

..just completed, with ocean and lake views. Located in Pacific Bellevue Estates at Sunset beach, 1/2 mile west of Astoria Country Club. MLS#7034091. Offered at \$749,950.

Warrenton Residential



PACIFIC BELLEVUE

Quality new construction, reverse floor plan to maximize the ocean view, 3bdr/3baths, over 3600 sq ft. In a new development close to Astoria Golf & Country Club and Sunset Beach. MLS#7026540. Offered at \$899,000.



PACIFIC BELLEVUE

Large ocean view lot with view of the ocean, Tillamook Head & the lighthouse. Ready to build with utilities in and septic approval. MLS#7064841. Offered at \$325,000.

North end of
Sunset
Beach
Nov. 2007

The Sun, The Sea, and Beyond

Rock Bottom Price

Located on the Pacific Ocean just minutes from Seaside, Gearhart, and Astoria, this million-dollar-view lot is offered for sale. One of only 16 lots in this gated 67 acre community. This ocean front 1/2 acre lot provides unspoiled panoramic views of the ocean, Tillamook Head, and the Oregon Coastal Range. One of only two lots left for sale, this lot is now offered at \$199,000. Sale is now contingent on third party approval.



Coldwell Banker Kent Price Realty, Inc
2367 S. Roosevelt Dr.
Seaside, Or. 97138

Phone: 503-338-8444
Office: 503-738-5558 or
1-800-829-0419
E-mail: mdb_webb@msn.com



*Offered by, Broker
Michelle D. B. Webb*



*North end of
Sunset Beach
2009*

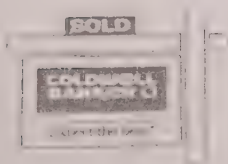
OCEAN VIEWS in WARRENTON



DESIGNED WITH DISTINCTION. This 'like new' home comes with 3 fireplaces, 4 bedrooms, three baths, with heated floor in the master bath. High coved ceilings,. Lots of granite counters with travertine and hardwood floors throughout the home. There is a large media room located downstairs. A wall of windows from the family room shows off the expansive Ocean views. All included in 3358sq.ft. of living space, with 3 car Garage.

CONTACT MARKETING AGENT:

Jackie Svensen, Broker
503-738-5558 Office
503-325-0055 Res
503-791-4643 Cell



2009



Characteristics:

- Bedrooms:
- Bathrooms:
- Square Feet:

Pacific Bellevue Lot 6 *Warrenton, Oregon 97146*

Located at the end of a dead end street with unobstructed 360 degree views. You can see Tillamook Head, the Pacific Ocean and the Coast Range. Situated in a gated community of just 16 homesites, one of only two lots left for sale. Motivated seller! Short sale property subject to 3rd party approval.



Michelle D. B. Webb
Coldwell Banker Kent Price Realty
2367 S. Roosevelt Dr.
Seaside, OR 97138
mdb_webb@msn.com
503-338-8444

List Price: \$199,000

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Michelle D. B. Webb on Monday, June 08, 2009 6:42 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Warrenton Residential



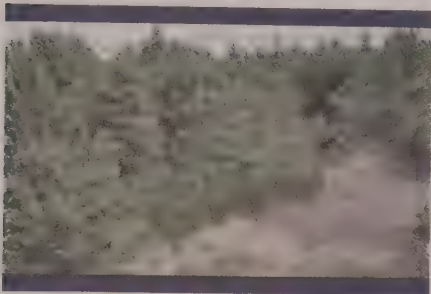
UPSCALE LONG LAKE HOME

Large new 3 bedroom, 2.5 bath. Tile, bamboo and granite accents. Sunroom and two decks. Living area on main level, plus large bonus room. MLS#7056292. Offered at \$679,000.

Long Lake
Surf Pines

Nov 2007

Surf Pines Vacant Land



OCEAN VIEW LOT

Ocean/sunset view one acre lot located in the gated community of Surf Pines. Enjoy lots of Wildlife and beautiful sunsets. MLS#6091907. Offered at \$299,000.



SURF PINES LANDING

Professionally manicured grounds stretching over an acre! An open floor plan with over 2700SF includes a gourmet kitchen, gas fireplace, formal dining, breakfast nook, 4 bedrooms, 3 bathrooms and enclosed terrace. **\$691,900**

Nov 2007

Warrenton Residential



OUTDOOR PERSON'S...

..delight! Most NW home in Oregon. State park on 2 sides. Miles of hike/bike trails. Near Ft. Stevens Museum, close to ocean and the Columbia River. Two bedrooms/2baths. MLS#7062618. Offered at \$311,000.

Hammond
?

Nov. 2007



HAMMOND COTTAGE AND SHOP

Cute 2BR, 1BA home with fenced yard, tile and 46 x 28 shop. Newer roof, gas furnace and windows. **\$189,000**



Address:
280 S MAIN AVE, Warrenton, OR 97146

Price: 499,900

Property Type : Commercial
Area: Warrenton
Approx. SqFt.: 2720

List #07-2165

Details

Listing Type: Listing Type: Exclusive
Right to Sell

Tax Records: Account ID#: 30326; Tax
Map: 81021 AD; Tax Lot:
07400

General Info: Possession: Nego

Building: Building Type: Metal;
Condition: Good; # Units: 1;
Levels: 1

External Features: Roof: Composition; Siding:
Metal; Foundation:
Cont/Con; Street Surface:
Paved

Utilities: Water: City; Sewer: City;
Electric: On Property; Gas:
On Property;
Heating/Cooling: Gas

Financial Info: Non-Assumable

Seller Terms: Cash

Showing Instructions: Call Listing Office

Opportunity calling! Nearly finished restaurant/lounge conversion near the heart of Warrenton. Over 2700 sq. ft. with lots of off street parking. OLCC license in place, wired for wi-fi, alarm system, new electric panels, 2 floor sinks (kitchen and bar), new architectural comp roof and many more features. Detailed list of equipment for sale available outside of escrow.

Contract Information

Realtor.COM Type	Commercial	Approved by MLS	Yes
Listing Member	Carol Johansen Office: 738.8522 Fax: 738.8247 Home: 861.0317 Other: (800) 275.7773	Listing Office	Windermere Cronin & Caplan Realty Group Office: (503) 738.8522 Fax: 738.8247
Days On Market	39	Begin Date	12/21/2007
End Date	6/30/2008	Status	Active
Status Change Date	12/27/2007	Original List Price	499,900
BA Comm	2.7	Commission Code	None
Directions	Corner of 3rd St. and S. Main		
Owner	F.O.E		

General Property Description

Business Description	Other	SqFt Per	County Assessor
Year Built	1988	Lot Size	100 x 100
Lot Acres	0.23	Frontage	Highway
View	None	View 2	None

Location, Tax and Other Information

County	Clatsop	Zoning	C1
Taxes	200	Tax Year	2007
Legal	Warrenton Lt 9 & 10 Blk 12		
Historic Designation	No		

Map Coordinates

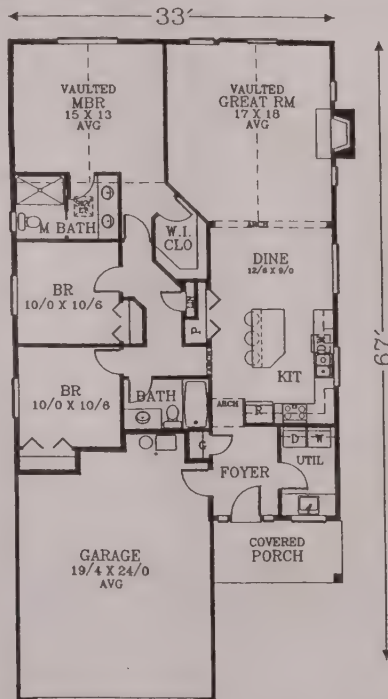
Geo Lat	46.162825	Geo Lon	-123.925822
----------------	-----------	----------------	-------------

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Carol Johansen on Tuesday, January 29, 2008 11:32 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

New housing development
Nygaards property
O.Y.A. before Airport bill



The Santiam
Plan Number 53104

MAIN FLOOR PLAN
1505 SQUARE FEET

Suntel
HOME DESIGN INC.

Tel: (503) 624-0555 Fax: (503) 624-0155 • 7185 SW Fir Loop, Suite 104 Tigard, Oregon 97223

www.suntelhomedesign.com

2239 Safal Loop, Warrenton, OR 97146; County:Clatsop

08-279 Residential Active \$229,000



Provided as a courtesy of
Lynn Brigham, GRI, ABR
 North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net
 http://lynnbrigham.com



Listing Office #: 952

Area:	Warrenton	Frontage:	None	View:	Woods
View 2:	None	Style:	Traditional	Stories:	2
Basement:	No	Approx. SqFt.:	1,497	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:	Tandem
Year Built:	2008	Year Built Remarks:		Lot Size:	
Lot Acres:	0.12	Total Bedrooms:	3	Total Bathrooms:	3
Total Full Baths:	2	Total Half Baths:	1		

Zoning:	RH	Taxes:	0	Tax Year:	2008
Tax Remarks:	TBD	Historic Designation:	No		

Geo Lat: Geo Lon:

Directions: Hwy 105 to Youth Authority road
 Legal: Lot 111 Forest Rim

Public Remarks: Brand new affordable two story home under construction in Forest Rim subdivision. Features covered porch, vaulted master and bonus room. Backs up to dedicated open space. This is the Fairview plan.

Listing Type: Listing Type: Exclusive Right to Sell
 Tax Record: Account ID: 0; Account ID
 Remarks: TBD; Tax Map: 0; Tax Lot: 0
 Miscellaneous: Inclusions: None;
 Exclusions: None; Possession: COE

External Features: Exterior Color: TBD; Roof: Composition; Siding: Combination;
 Foundation: Continuous Concrete;
 Deck/Patio: Porch; Street Surface: Paved
 Internal Features: Water Heater: Gas;
 Dishwasher; Range/Oven; Other: Hood fan
 Utilities: Heating/Cooling: Gas Forced Air;
 Water: City Property; Electric: On Property;
 Gas: On Property; Sewer: City Property

Accessibility: Bed/Bath on Main: No
 Financial Info: Escrow At: Pacific

Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		16'	15'		Nice size & open to dining area.	Bath #1	1		5'	5'		Powder.
							Bath #2	2		9' 10'	5' 8'		Master wshower.
Dining Room	1		8'	9'			Bath #3	2		9'	5' 8'		Full tub shower
Kitchen	1		10' 5'	12' 10'		With breakfast bar & woodland view.	Bonus Room	2		10	17		Vaulted with woodland view.
Bedroom #1	2		11'	13'		Vaulted with woodland view.	Utility Room	2		5'	7'		Combo with bath.
Bedroom #2	2		10'	10'									
Bedroom #3	2		13'6"	10'		Ave.							

List Price: 229,000

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Lynn Brigham, GRI, ABR on Tuesday, March 18, 2008 3:00 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

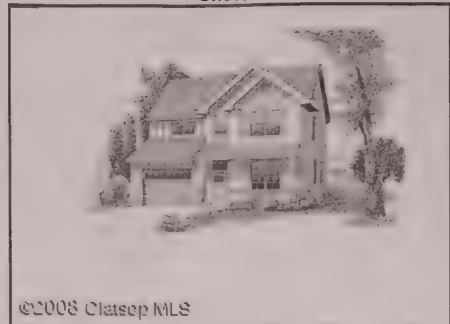
Photo sheet

2239 Salal Loop Warrenton, OR 97146

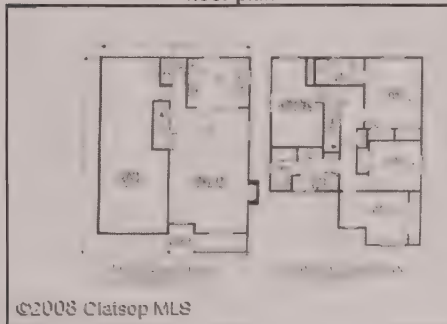
Front Photo



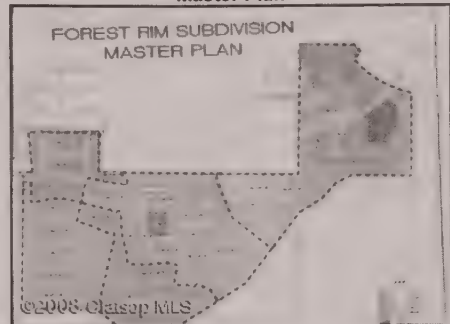
Sketch



floor plan



Master Plan



2244 SE Salal Loop Clatsop, Warrenton, OR 97146

09-978 Single Family Res Active \$229,900



Provided as a courtesy of
Lynn Brigham, GRI, ABR
 North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net



Area:	Warrenton	Frontage:	None	View:	Mountain
View 2:	None	Style:	Ranch	Stories:	1
Basement:	No	Approx. SqFt.:	1,371	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:	
Year Built:	2009	Year Built Remarks:		Lot Size:	
Lot Acres:	0.12	Total Bedrooms:	3	Total Bathrooms:	2
Total Full Baths:		Total Half Baths:			

Zoning:	RH	Taxes:	0	Tax Year:	2009
Tax Remarks:	TBD	Historic Designation:	Unknown		

Geo Lat:	46.162237	Geo Lon:	-123.911362
-----------------	-----------	-----------------	-------------

Directions: Turn at new Costco. Proceed to the T in the road then turn right and continue on to Forest Rim neighborhood. Follow the directionals.

Legal: Lot 98 Forest Rim

Public Remarks: Brand new single level home in Warrenton's new Forest Rim neighborhood. Home has a nice floor plan with an open kitchen, dining and great room area. Master is vaulted and has a walk-in closet. Home warranty is included. See documents for larger copy of floor plan. Seller will pay \$5,000 towards buyers closing costs.

Listing Type: Listing Type: Exclusive Right to Sell

Tax Record: Account ID: 57106; Tax Map:

81034AB; Tax Lot: 4700

Miscellaneous: Possession: nego

External Features: Roof: Composition; Siding:

Hardiplank; Foundation: Continuous Concrete;

Deck/Patio: Deck and Patio; Street Surface: Paved

Internal Features: Water Heater: Gas; Dishwasher;
 Range/Oven; Microwave; Window Coverings;
 Ceiling: Vaulted; Garage Door Opener; Other: Front
 yard sprinkler

Utilities: Heating/Cooling: Gas Forced Air; Water:
 City Property; Electric: On Property; Gas: On
 Property; Sewer: City Property

Accessibility: Bed/Bath on Main: Yes

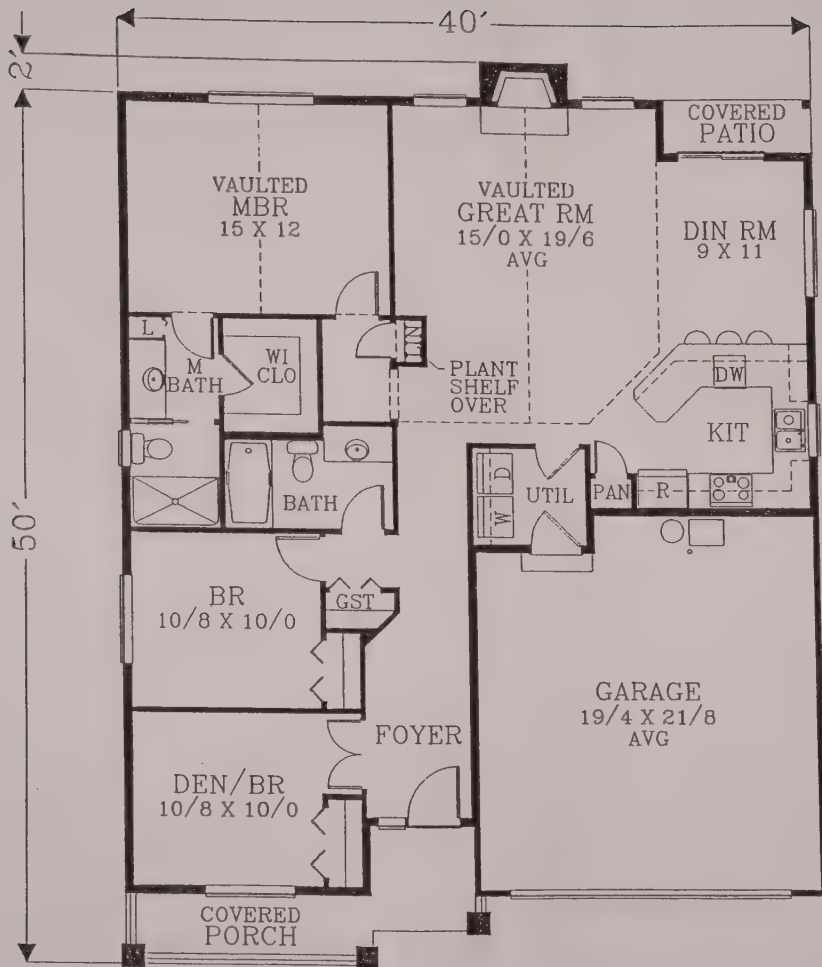
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		15'	19'		Vaulted, open to kitchen & dining.	Bedroom #3	1		10'	10'		Carpeted.
Dining Room	1		9'	11'		Slider to patio.	Bath #1	1		6'	10'		Full tub/shower.
Kitchen	1		13'	10'		With eating bar & pantry.	Bath #2	1		12'	6'		Master w/shower.
Bedroom #1	1		15'	12'		Mstr. vaulted w/walk-in closet.	Utility Room	1		6'	3'		Additional storage.
Bedroom #2	1		10'	10'		Carpeted.							

List Price: 229,900

Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.

Prepared by Lynn Brigham, GRI, ABR on Saturday, April 24, 2010 8:31 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.



FLOOR PLAN
1371 SQUARE FEET

2247 Salal Loop, Warrenton, OR 97146; County:Clatsop

08-281 Residential Active \$222,500



Provided as a courtesy of
Lynn Brigham, GRI, ABR
 North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net
 http://lynnbrigham.com



©2008 Clatsop MLS

Listing Office #: 954

Area:	Warrenton	Frontage:	None	View:	Woods
View 2:	None	Style:	Ranch	Stories:	1
Basement:	No	Approx. SqFt.:	1,371	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:	
Year Built:	2008	Year Built Remarks:		Lot Size:	
Lot Acres:	0.12	Total Bedrooms:	3	Total Bathrooms:	2
Total Full Baths:		Total Half Baths:			

Zoning:	RH	Taxes:	0	Tax Year:	2008
Tax Remarks:	TBD	Historic Designation:	No		

Geo Lat: Geo Lon:

Directions: Approx 1 mile out Alt Business 101 towards Fort Clatsop. Turn on 1st drive past youth authority exit.
 Legal: Lot 109 Forest Rim

Public Remarks: Super single level plan with vaulted great room open to kitchen & dining room. Master bedroom is also vaulted and has a nice walk-in closet. This is the Juniper plan.

Listing Type: Listing Type: Exclusive Right to Sell
Tax Record: Account ID: 0; Account ID
Remarks: TBD; Tax Map: 0; Tax Lot: 0
Miscellaneous: Inclusions: None;
Exclusions: None; Possession: COE

External Features: Exterior Color: TBD; Roof: Composition; Siding: Combination;
Foundation: Continuous Concrete;
Deck/Patio: Patio; Street Surface: Paved
Internal Features: Water Heater: Gas;
 Dishwasher; Range/Oven; Ceiling: Vaulted;
 Other: Hood fan
Utilities: Heating/Cooling: Gas Forced Air;
 Water: City Property; Electric: On Property;
 Gas: On Property; Sewer: City Property

Accessibility: Bed/Bath on Main: Yes
Financial Info: Escrow At: Pacific

Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		15	19		Vaulted, open to dining & kitchen.
Dining Room	1		9	11		Slider to covered patio.
Kitchen	1		13'	10'		With eating bar & pantry.
Bedroom #1	1		15	12		Vaulted with walk-in closet.
Bedroom #2	1		10'8"	10		Carpeted.

Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Bedroom #3	1		10'8"	10		Carpeted.
Bath #1	1		6'	10'		Full tub/shower.
Bath #2	1		12' 4"	5' 8"		Master with shower.
Utility Room	1		6'	3'		

List Price: 222,500

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Lynn Brigham, GRI, ABR on Tuesday, March 18, 2008 2:52 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

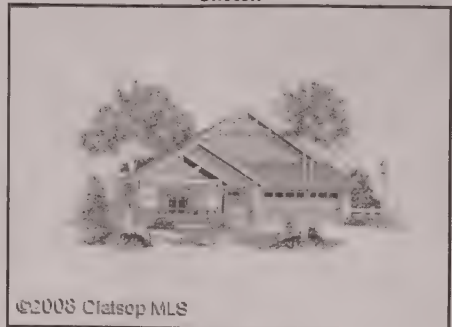
Photo sheet

2247 Salal Loop Warrenton, OR 97146

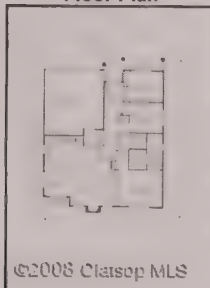
Front Photo



Sketch



Floor Plan



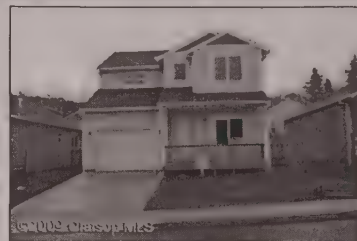
Master Plan



2248 SE Salal Loop Clatsop, Warrenton, OR 97146

09-977 Single Family Res Active **\$232,500**

Provided as a courtesy of
Lynn Brigham, GRI, ABR
 North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net



Area:	Warrenton	Frontage:	None	View:	Mountain
View 2:	None	Style:	None	Stories:	2
Basement:	No	Approx. SqFt:	1,492	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:	Tandem
Year Built:	2009	Year Built Remarks:	Under Construction	Lot Size:	50x101
Lot Acres:	0.12	Total Bedrooms:	3	Total Bathrooms:	3
Total Full Baths:		Total Half Baths:			

Zoning:	RH	Taxes:	0	Tax Year:	2009
Tax Remarks:	TBD	Historic Designation:	Unknown		

Geo Lat:	46.163187	Geo Lon:	-123.914108
-----------------	-----------	-----------------	-------------

Directions: From Freddie's, go out past airport on Business 101 to SE 19th then proceed to Forest Rim.

Legal: Lot 99 Forest Rim

Public Remarks: Brand new affordable two story home under construction in Warrenton's new Forest Rim neighborhood. Features covered porch, vaulted master and bonus room. See documents for floor plan. Choose your colors now. This is the Fairview plan. Seller will pay \$5,000 of Buyers closing costs.

Listing Type: Listing Type: Exclusive Right to Sell	External Features: Roof: Composition; Siding: Hardiplank; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Paved	Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property
Tax Record: Account ID: 57105; Tax Map: 81034AB; Tax Lot: 4600	Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Window Coverings; Ceiling: Vaulted; Garage Door Opener	Accessibility: Bed/Bath on Main: Yes
Miscellaneous: Possession: nego		

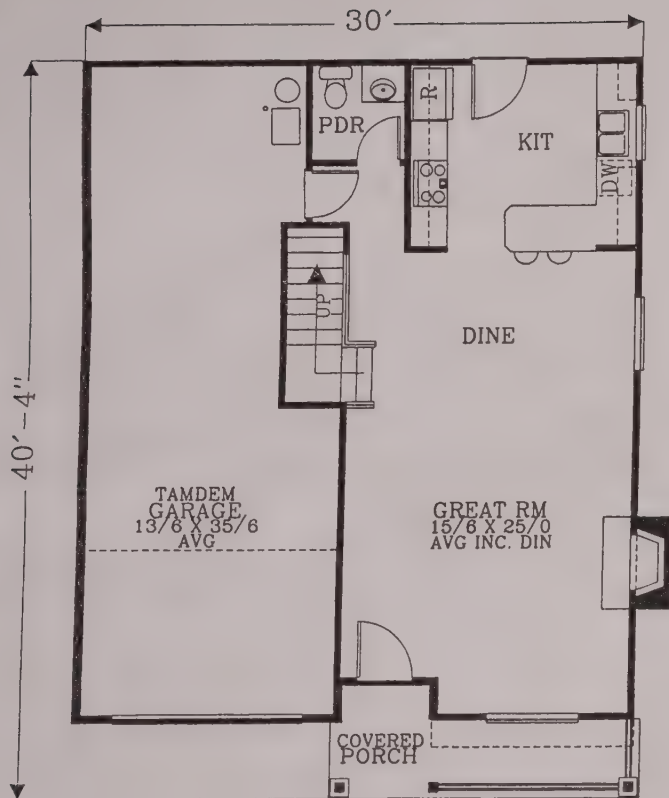
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		16'	15'		Nice size, open to dining.	Bath #1	1		5'	5'		Powder.
Dining Room	1		8'	9'			Bath #2	2		9'	6'		Master w/shower.
Kitchen	1		10'	12'		With breakfast bar.	Bath #3	2		9'	6'		Full tub/shower.
Bedroom #1	2		13'	11'		Vaulted master.	Bonus Room	2		10'	17'		Vaulted.
Bedroom #2	2		10'	10'			Utility Room	2		5'	7'		Combo w/bath.
Bedroom #3	2		13'	10'									

List Price: 232,500

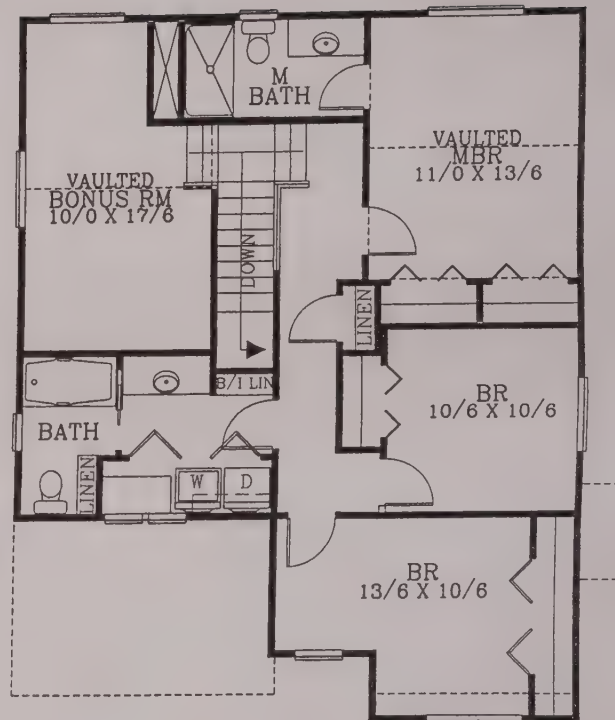
Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.

Prepared by Lynn Brigham, GRI, ABR on Saturday, April 24, 2010 8:41 AM


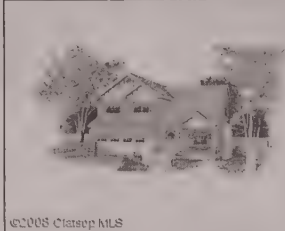
The information on this sheet has been made available by the MLS and may not be the listing of the provider.



MAIN FLOOR PLAN
612 SQUARE FEET
1492 SQUARE FEET TOTAL



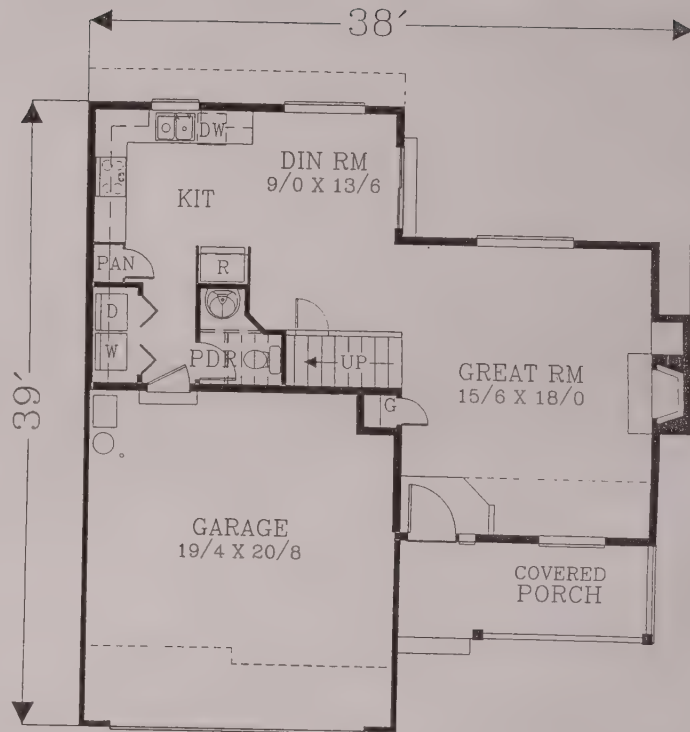
UPPER FLOOR PLAN
880 SQUARE FEET

1100 Willow Drive, Warrenton, OR 97146; County: Clatsop		08-455 Residential Active \$239,900							
	Provided as a courtesy of Lynn Brigham, GRI, ABR North Coast Realty 3537 Hwy 101 North Gearhart, OR 97138 Office - (503) 738-3400 Cellular - (503) 440-5330 brigham@northcoastrealty.net http://lynnbrighamfeaturedwebsite.com	 <small>©2008 Clatsop MLS</small>							
Listing Office #: 960									
Area:	Warrenton	Frontage:	None	View:	Woods				
View 2:	None	Style:	Traditional	Stories:	2				
Basement:	No	Approx. SqFt.:	1,610	SqFt Per:	Builder				
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:					
Year Built:	2008	Year Built Remarks:		Lot Size:					
Lot Acres:	0.16	Total Bedrooms:	3	Total Bathrooms:	3				
Total Full Baths:	2	Total Half Baths:	1						
Zoning:	RH	Taxes:	0	Tax Year:	2008				
Tax Remarks:	TBD	Historic Designation:	No						
Geo Lat:	46.142538	Geo Lon:	-123.818266						
Directions: Alt Hwy 101 past Airport Rd, approximately 1 mile to directional signs Legal: Forest Rim Lot 91 Public Remarks: Spacious new two story home in Warrenton's new Forest Rim subdivision. Features nice open kitchen dining area, Great room with slider to patio and upstairs vaulted bonus room. This is The Highland plan.									
Listing Type: Listing Type: Exclusive Right to Sell Tax Record: Account ID: 0; Account ID Remarks: TBD; Tax Map: 0; Tax Lot: 0 Miscellaneous: Possession: COE		External Features: Roof: Composition; Siding: Other; Foundation: Continuous Concrete; Deck/Patio: Deck; Street Surface: Paved Internal Features: Water Heater: Gas; Dishwasher; Range/Oven Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property		Accessibility: Bed/Bath on Main: No Financial Info: Escrow At: Pacific					
Room Name	Room Level	No. of Rooms	Length Width Area Room	Remarks	Room Name	Room Level	No. of Rooms	Length Width Area Room	Remarks
Great/Family Room	1		15'6" 18'	Slider to patio	Bath #1	1			
Dining Room	1		9' 13'6"	Lots of windows.	Bath #2	2		5'8" 9'8"	
Kitchen	1		10' 8'	Oak cabinets, pantry, Master.	Bath #3	2		5'8" 9'8"	
Bedroom #1	2		13' 13'		Bonus Room	2		15'8" 14'	Vaulted.
Bedroom #2	2		9'4' 10'		Utility Room	1		3'6" 3'8"	
Bedroom #3	2		9'4' 10'						
List Price:		239,900							

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Lynn Brigham, GRI, ABR on Friday, April 11, 2008 8:19 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.



1110 Willow Dr, Warrenton, OR 97146; County:Clatsop

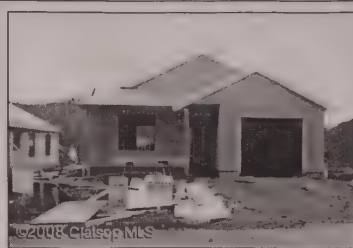
08-452 Residential Active \$209,900



Provided as a courtesy of

Lynn Brigham, GRI, ABR

North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net
 http://lynnbrighamfeaturedwebsite.com



Area:	Warrenton	Frontage:	None	View:	Woods
View 2:	None	Style:	Ranch	Stories:	1
Basement:	No	Approx. SqFt.:	1,222	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	1	Garage Remarks:	
Year Built:	2008	Year Built Remarks:		Lot Size:	
Lot Acres:	0.13	Total Bedrooms:	3	Total Bathrooms:	2
Total Full Baths:		Total Half Baths:			

Zoning:	RH	Taxes:	0	Tax Year:	2008
Tax Remarks:	TBD	Historic Designation:	No		

Geo Lat:	Geo Lon:
-----------------	-----------------

Directions: Alt Hwy 101 past airport road towards Fort Clatsop. Turn right at directional approx. 1 mile from Freddies. Proceed past 4 plexes to directional turn left and follow Willow Drive to new homes.

Legal: Forest Rim Lot 90

Public Remarks: Affordable single level home in the new Forest Rim neighborhood. Features vaulted master and great room. This is the Gearhart floorplan.

Listing Type: Listing Type: Exclusive Right to Sell
Tax Record: Account ID: 0; Account ID
Remarks: TBD; Tax Map: 0; Tax Lot: 0
Miscellaneous: Possession: COE

External Features: Roof: Composition; Siding: Combination; Foundation: Continuous Concrete; Deck/Patio: Porch; Street Surface: Paved
Internal Features: Water Heater: Gas; Dishwasher; Range/Oven
Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property

Accessibility: Bed/Bath on Main: Yes
Financial Info: Escrow At: Pacific

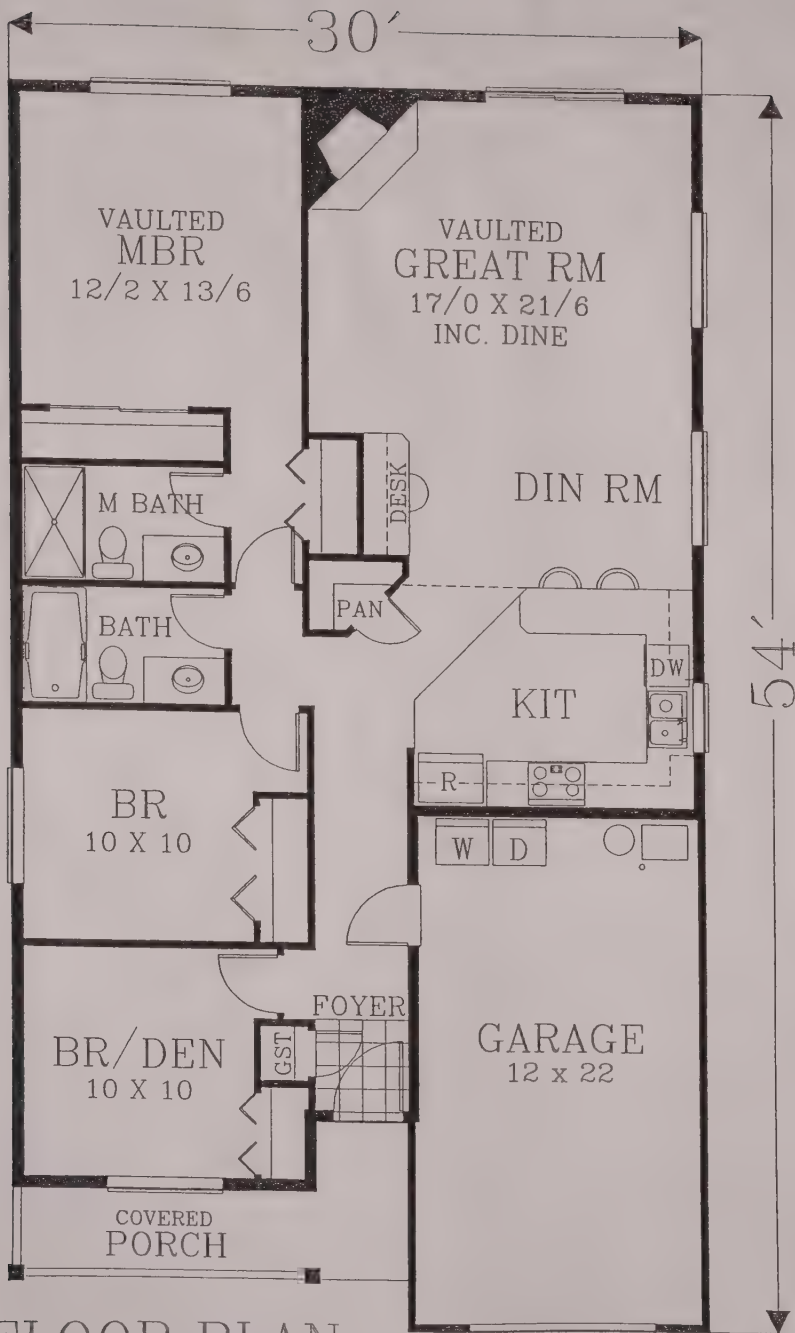
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		17	15			Bedroom #3	1		10	10		
Dining Room	1		13	6			Bath #1	1		10'6"	5'10"		
Kitchen	1		13	10			Bath #2	1		10'6"	5'10"		
Bedroom #1	1		12	13			Utility Room	1					In garage
Bedroom #2	1		10	10									

List Price: 209,900

Information is deemed to be reliable, but is not guaranteed. See copyright notice.



Prepared by Lynn Brigham, GRI, ABR on Monday, April 14, 2008 11:20 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.



FLOOR PLAN
1222 SQAFT FEET

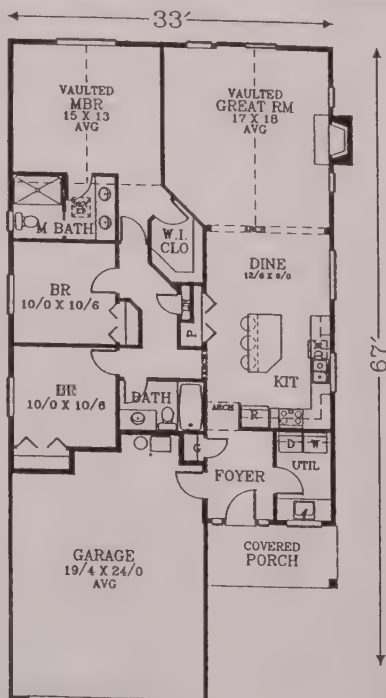
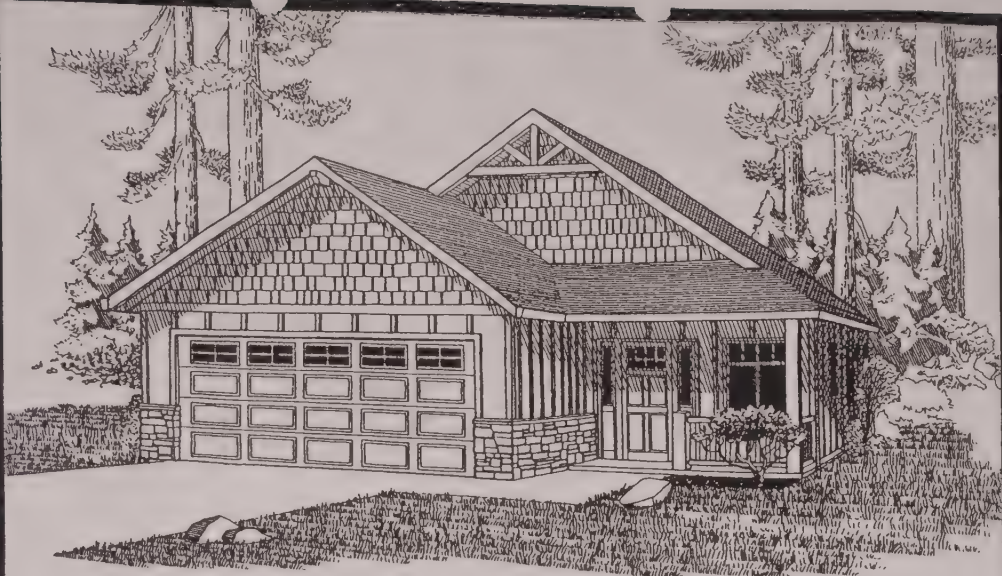
Gambert

1120 Willow Dr, Warrenton, OR 97146; County: Clatsop				08-453 Residential Active \$235,000									
 <p><i>Provided as a courtesy of</i> Lynn Brigham, GRI, ABR North Coast Realty 3537 Hwy 101 North Gearhart, OR 97138 Office - (503) 738-3400 Cellular - (503) 440-5330 brigham@northcoastrealty.net http://lynnbrigham.com</p>				 <p style="text-align: right; font-size: small;">©2008 Clatsop MLS</p>									
Listing Office #: 959													
Area:	Warrenton	Frontage:	None	View:	Woods								
View 2:	None	Style:	Ranch	Stories:	1								
Basement:	No	Approx. SqFt.:	1,505	SqFt Per:	Builder								
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:									
Year Built:	2008	Year Built Remarks:											
Lot Acres:	0.12	Total Bedrooms:	3	Lot Size:									
Total Full Baths:		Total Half Baths:		Total Bathrooms:	2								
Zoning:	RH	Taxes:	0	Tax Year:	2008								
Tax Remarks:	TBD	Historic Designation:	No										
Geo Lat:	46.143198	Geo Lon:	-123.861641										
Directions: Alt Business 101 toward fort clatsop. Turn right at directional approx. 1 mile out from Freddie's. Legal: Lot 89 Forest Rim Public Remarks: Brand new affordable one level home under construction in desirable new development. Nice open sunny southern exposure. Excellent location close to shopping. This plan is the Santiam.													
Listing Type: Listing Type: Exclusive Right to Sell Tax Record: Account ID: 0; Account ID Remarks: TBD; Tax Map: 0; Tax Lot: 0 Miscellaneous: Inclusions: None; Exclusions: None; Possession: COE		External Features: Exterior Color: TBD; Roof: Composition; Siding: Combination; Foundation: Continuous Concrete; Deck/Patio: Porch; Street Surface: Paved Internal Features: Water Heater: Gas; Dishwasher; Range/Oven Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property			Accessibility: Bed/Bath on Main: Yes Financial Info: Escrow At: Pacific								
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		17	18		Vaulted with nice view.	Bedroom #3	1		10	10		Close to bath & kitchen.
Dining Room	1		12	9		Open to kitchen & great room.	Bath #1	1		8' 10"	5' 10"		Full tub/shower.
Kitchen	1		12'	11'		Nice and open with island.	Bath #2	1		11'	6' 10"		Master w/shower
Bedroom #1	1		15	13		Vaulted with walk-in Closet	Utility Room	1		9'8"	13'		Nice size.
Bedroom #2	1		10	10		Good size closet.							
List Price:		235,000											

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Lynn Brigham, GRI, ABR on Friday, March 28, 2008 1:19 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.


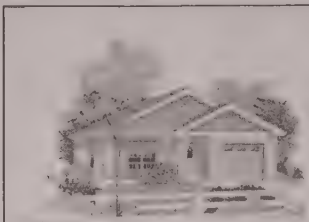


The Santiam
Plan Number 53104

MAIN FLOOR PLAN
1505 SQUARE FEET

Suntel
HOME DESIGN INC.

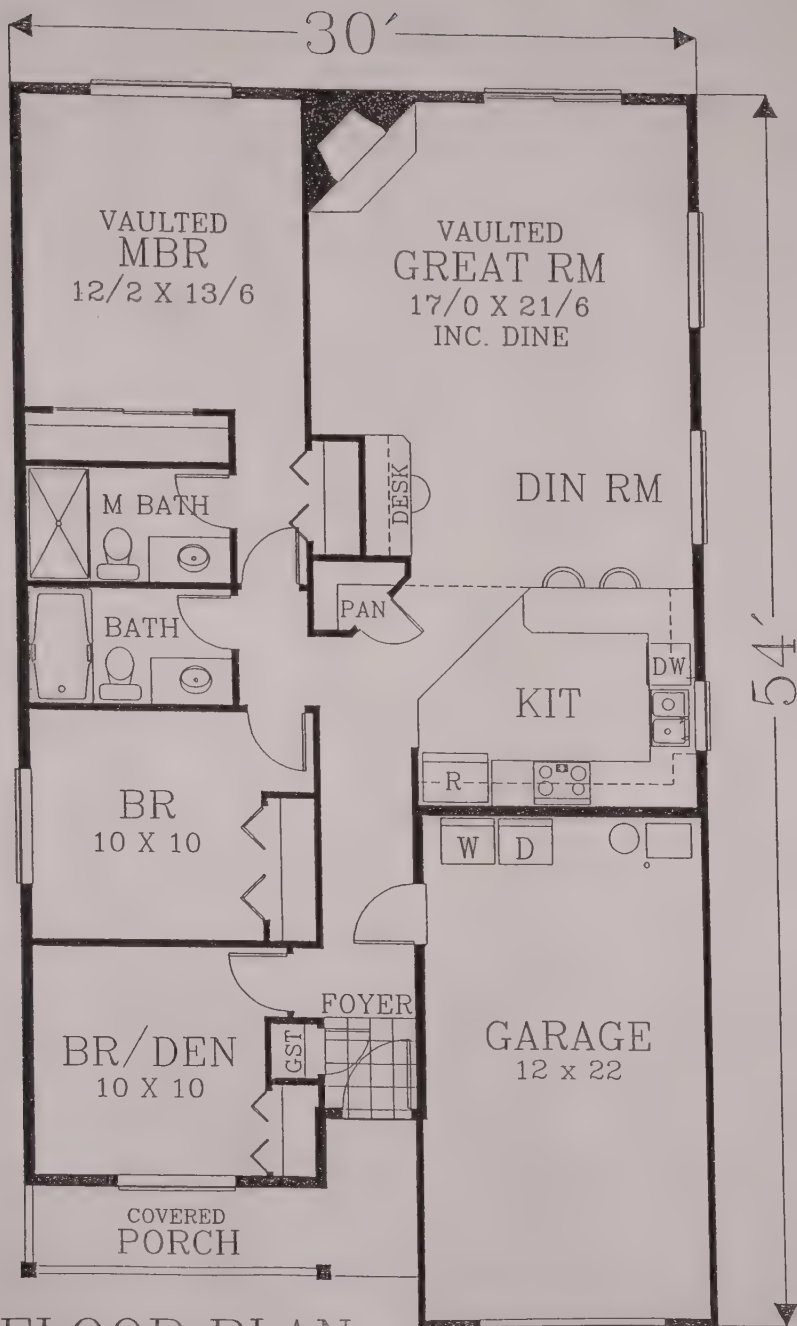
Tel: (503) 624-0555 Fax: (503) 624-0155 • 7165 SW Fir Loop, Suite 104 Tigard, Oregon 97223
www.suntelhomedesign.com

1140 Willow Dr, Warrenton, OR 97146; County: Clatsop				08-1299 Single Family Res Active \$209,900									
 <div style="clear: both;"></div> <p><i>Provided as a courtesy of</i> Lynn Brigham, GRI, ABR North Coast Realty 3537 Hwy 101 North Gearhart, OR 97138 Office - (503) 738-3400 Cellular - (503) 440-5330 brigham@northcoastrealty.net http://lynnbrighamfeaturedwebsite.com</p>				 <small>©2008 Clatsop MLS</small>									
Area: Warrenton		Frontage: None		View: Mountain									
View 2: None		Style: Ranch		Stories: 1									
Basement: No		Approx. SqFt.: 1,222		SqFt Per: Builder									
Garage Type: Attached		Garage Stall: 1		Garage Remarks:									
Year Built: 2008		Year Built Remarks:		Lot Size:									
Lot Acres: 0.12		Total Bedrooms: 3		Total Bathrooms: 2									
Total Full Baths:		Total Half Baths:											
Zoning: RH		Taxes: 0		Tax Year: 2008									
Tax Remarks: TBD		Historic Designation: No											
Geo Lat:		Geo Lon:											
Directions: Hwy 105 to Youth Authority road Legal: Lots 85 & 86 Forest Rim Public Remarks: Affordable new single level home in Warrenton's desirable Forest Rim neighborhood. Home features vaulted ceilings in great room and master bedroom, 50 year architectural Composition roof & front yard landscaping with in ground automatic sprinkler system. Home plan is the Gearhart. Choose your colors now!													
Listing Type: Listing Type: Exclusive Right to Sell Tax Record: Account ID: 0; Account ID Remarks: TBD; Tax Map: 0; Tax Lot: 0 Miscellaneous: Possession: COE			External Features: Exterior Color: TBD; Roof: Composition; Siding: Other; Foundation: Continuous Concrete; Deck/Patio: Porch; Street Surface: Paved Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property			Accessibility: Bed/Bath on Main: Yes Financial Info: Escrow At: Pacific							
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		17'	15'		Vaulted	Bedroom #3	1		10'	10'		Carpeted.
Dining Room	1		13'	6'		Vaulted with built-in desk.	Bath #1	1		10' 6"	5' 10"		Hall bath, full tub/shower.
Kitchen	1		13'	10'		Nice size e lots of storage, eating bar.	Bath #2	1		10' 6"	5' 10"		Master with shower.
Bedroom #1	1		12	13		Vaulted.	Utility Room	G					
Bedroom #2	1		10	10		Nice size closet.							
List Price:		209,900											

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Lynn Brigham, GRI, ABR on Wednesday, July 23, 2008 8:43 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.



FLOOR PLAN
1222 SQUARE FEET

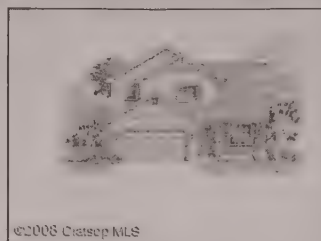
Genthart

1150 Willow Dr, Warrenton, OR 97146; County:Clatsop

08-1304 Single Family Res Active \$235,000



Provided as a courtesy of
Lynn Brigham, GRI, ABR
 North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net
 http://lynnbrighamfeaturedwebsite.com



Area:	Warrenton	Frontage:	None	View:	Mountain
View 2:	None	Style:	Traditional	Stories:	2
Basement:	No	Approx. SqFt.:	1,591	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:	
Year Built:	2008	Year Built Remarks:		Lot Size:	
Lot Acres:	0.12	Total Bedrooms:	3	Total Bathrooms:	3
Total Full Baths:	2	Total Half Baths:	1		

Zoning:	RH	Taxes:	0	Tax Year:	2008
Tax Remarks:	TBD	Historic Designation:	No		

Geo Lat:		Geo Lon:	
----------	--	----------	--

Directions: Hwy 105 to Youth Authority road

Legal: Lots 83 & 84 Forest Rim

Public Remarks: Wonderful value for this accomodating 2 story home under construction in the new Forest Rim development. Features vaulted ceilings in kitchen, dining, option & Master bedrooms. Home includes front yard landscaping with in ground automatic sprinkler system & 4' good neighbor fencing. This is the Paxton plan. Choose your colors now.

Listing Type: Listing Type: Exclusive Right to Sell	External Features: Exterior Color: TBD; Roof: Composition; Siding: Combination; Foundation: Continuous Concrete; Deck/Patio: Porch; Street Surface: Paved	Accessibility: Bed/Bath on Main: No
Tax Record: Account ID: 0; Account ID Remarks: TBD; Tax Map: 0; Tax Lot: 0	Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave	Financial Info: Escrow At: Pacific
Miscellaneous: Inclusions: None; Exclusions: None; Possession: COE	Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property	

Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		23	14		Nice size with woodland views.	Bedroom #3	2		10	10		Access to continental bath.
Dining Room	1		10' 6"	10' 4"		Vaulted with views.	Bath #1	1		4'	7'		Half bath.
Kitchen	1		10' 6"	10'		Vaulted.	Bath #2	2		6'	9'		Continental bath, full tub/shower.
Bedroom #1	2		15	12' 8"		Master, vaulted w/ walk-in closet.	Bath #3	2		8'	9'		Master with shower.
Bedroom #2	2		11	9' 8"		Walk-in closet.	Utility Room	1		3'	10'		
List Price:	235,000												

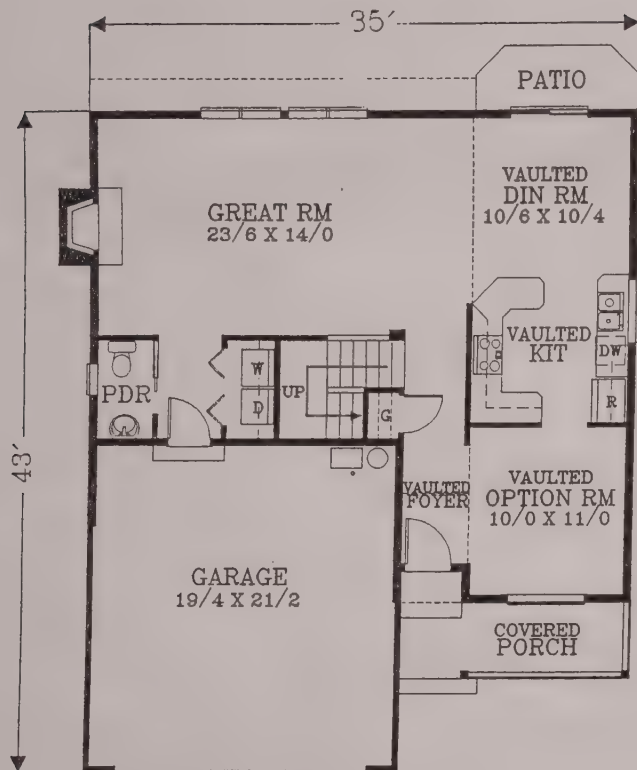
Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Lynn Brigham, GRI, ABR on Tuesday, July 15, 2008 2:33 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

The Paxton C-2

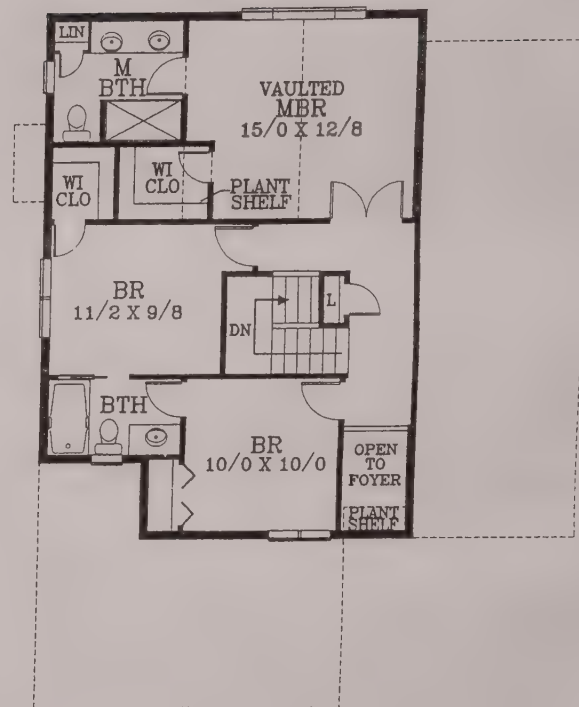
Plan Number 52196C-2



MAIN FLOOR PLAN



891 SQUARE FEET

1591 TOTAL SQUARE FEET



UPPER FLOOR PLAN

700 SQUARE FEET

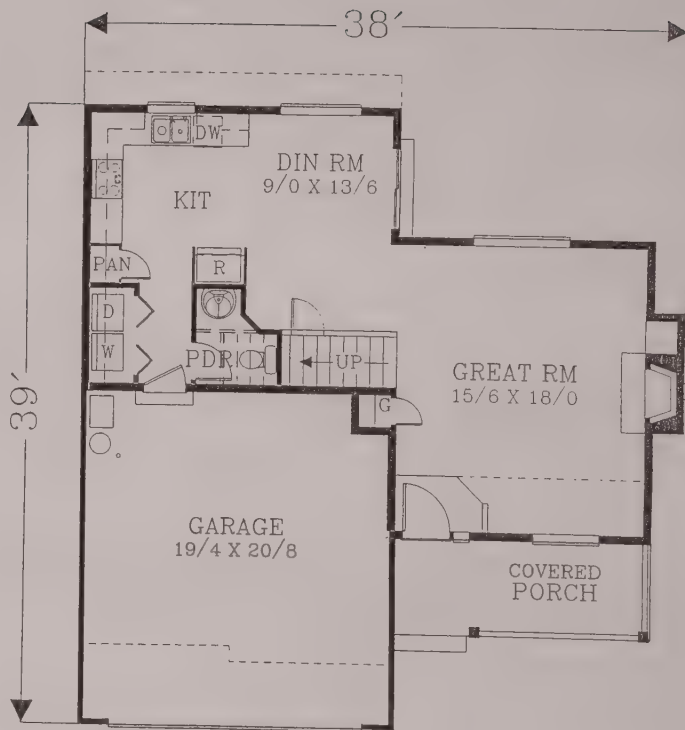
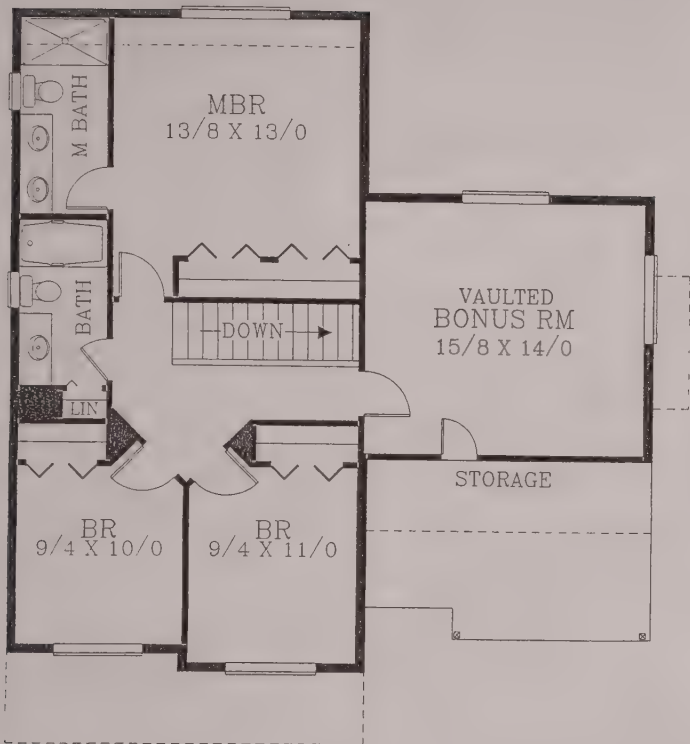
1170 Willow Dr, Warrenton, OR 97146; County:Clatsop				08-1301 Single Family Res Active \$239,900									
 <p><i>Provided as a courtesy of</i> Lynn Brigham, GRI, ABR North Coast Realty 3537 Hwy 101 North Gearhart, OR 97138 Office - (503) 738-3400 Cellular - (503) 440-5330 brigham@northcoastrealty.net http://lynnbrighamfeaturedwebsite.com</p>				 <p>©2008 Clatsop MLS</p>									
Area: Warrenton View 2: None Basement: No Garage Type: Attached Year Built: 2008 Lot Acres: 0.12 Total Full Baths: 2		Frontage: None Style: Traditional Approx. SqFt.: 1,610 Garage Stall: 2 Year Built Remarks: Total Bedrooms: 3 Total Half Baths: 1		View: Mountain Stories: 2 SqFt Per: Builder Garage Remarks: Lot Size: 50x101 Total Bathrooms: 3									
Zoning: RH Tax Remarks: TBD		Taxes: 0 Historic Designation: No		Tax Year: 2008									
Geo Lat: 46.142538		Geo Lon: -123.81826											
Directions: Alt Hwy 101 past Airport Rd, approximately 1 mile to directional signs Legal: Forest Rim Lot 80 Public Remarks: Spacious new two story home in Warrenton's new Forest Rim subdivision. Features nice open kitchen dining area, Great room with slider to patio and upstairs vaulted bonus room. This is The Highland plan.													
Listing Type: Listing Type: Exclusive Right to Sell Tax Record: Account ID: 0; Account ID Remarks: TBD; Tax Map: 0; Tax Lot: 0 Miscellaneous: Possession: COE		External Features: Roof: Composition; Siding: Other; Foundation: Continuous Concrete; Deck/Patio: Deck; Street Surface: Paved Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property		Accessibility: Bed/Bath on Main: No Financial Info: Escrow At: Pacific									
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		15'6"	18'		Slider to patio	Bath #1	1					
Dining Room	1		9'	13'6"		Lots of windows.	Bath #2	2		5'8"	9'8"		
Kitchen	1		10'	8'		Oak cabinets, pantry, Master.	Bath #3	2		5'8"	9'8"		
Bedroom #1	2		13'	13'			Bonus Room	2		15'8"	14'		Vaulted.
Bedroom #2	2		9'4"	10'			Utility Room	1		3'6"	3'8"		
Bedroom #3	2		9'4"	10'									
List Price:		239,900											

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Lynn Brigham, GRI, ABR on Friday, August 15, 2008 8:03 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Blue



The Highland



1170 SE Willow Drive-\$239,900

Spacious new two story 3 bed, 2 1/2 bath home in Warrenton's Forest Rim neighborhood. Features nice open kitchen-dining-great room area with easy access to sunny back yard & bar-b-q deck. Upstairs the Mstr. Bedroom has nice views of mtns. as does the large bonus room. Home Warranty included.

- Spacious Mstr. w/dbl. closets.
- Large bonus room
- Fenced rear yard with sun deck.
- Finished 2 car garage w/ opener.
- 50 year roof.
- Front yard irrigation system.



The Sign to Look For!

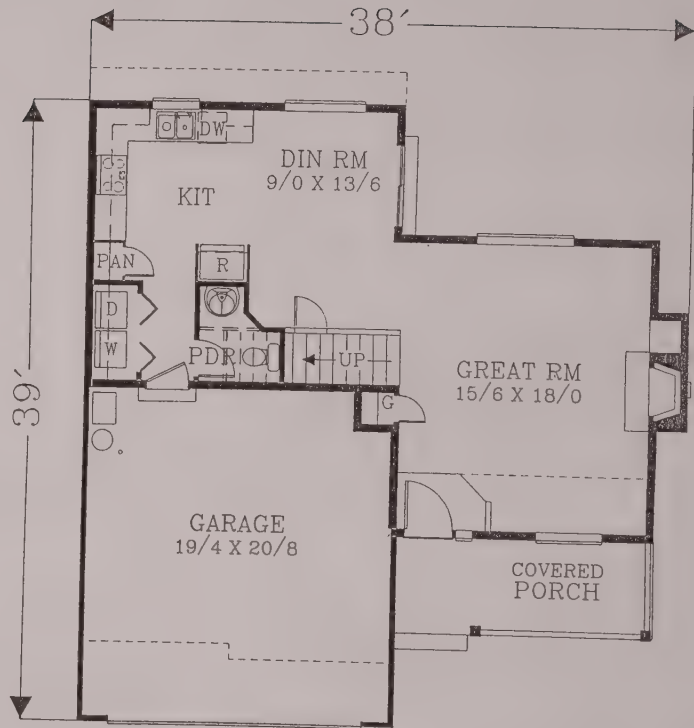
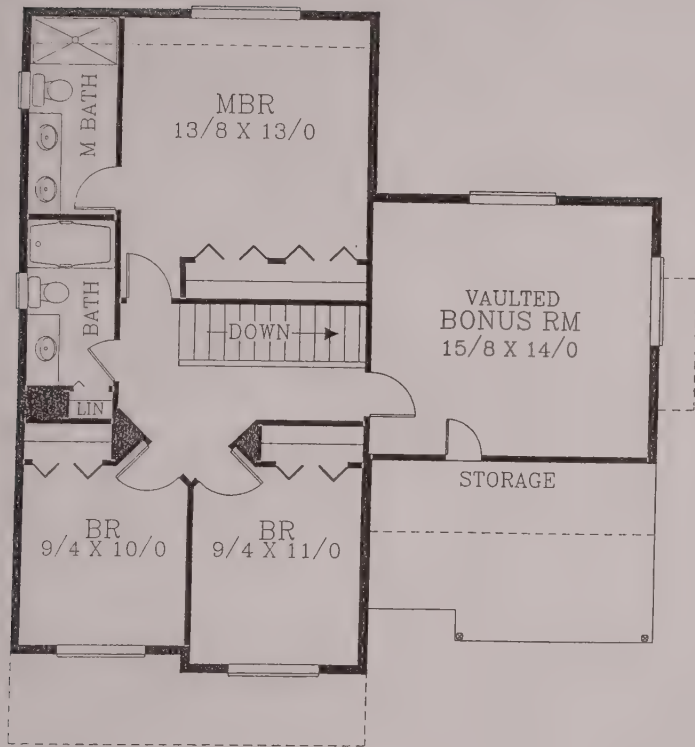
North Coast Realty

northcoastrealty.net

503-738-3400

Lynn Brigham 503-440-5330
Principal Broker

May 22-2009





Pacific Rim
5-1-2010
top picture
back side of
on left!
Galat. Loop
north side





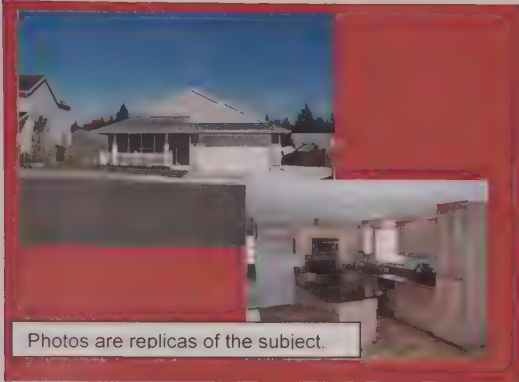
Pacific Rim
5-1-2010
Top picture
Back side of

on left:
Salal Loop
north side.





Affordable Single Level NEW Home!



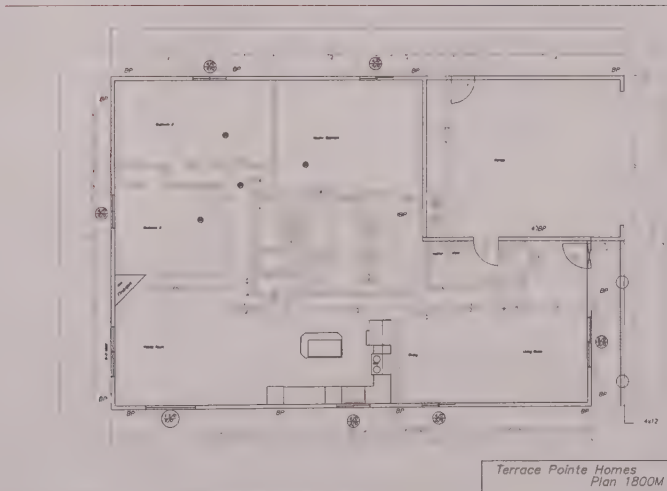
Photos are replicas of the subject.

350 SW Juniper
Warrenton, OR
Offered at
\$289,900

Calling All Buyers Seeking a Value!

Terrace Point Homes has designed a comfortable single level home in the NEW Juniper Ridge Subdivision close to schools, parks and city conveniences. The new home owner will feel spoiled with the gourmet inspired kitchen, hardwood floors, slab granite counters, spacious master suite and the list goes on!

Expected Completion Date of September 15, 2008.



Bree A. Phillips, Broker
RE/MAX River & Sea

Office: 503.738.9552
Mobile: 503.440.7679
info@breephillips.net

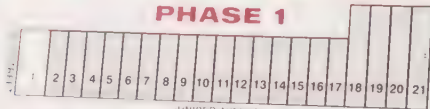


*Juniper Ridge
August 2008*

JUNIPER RIDGE

BUILDING SITES

PHASE 1



JUNIPER AVENUE

503-338-0485

LOTS NOW AVAILABLE

Custom Features of: 350 SW Juniper, Warrenton, OR 97146

Location:

- Woodland Views on .47 Acres in the NEW Juniper Ridge Subdivision
- Ideal Neighborhood for a Vacation Get-Away or Primary Residence
- Minutes from Hammond Mooring Basin and Ft Stevens Park With Hiking, Biking, Swimming and Fishing

Description:

- Single level home built by Paul Cap Contracting, Inc.

Interior:

- Open Floor Plan
- 1904 Square Feet With 3-bedrooms, 2-Bathrooms
- White Panel Doors and Hemlock Wood Trim
- Gas Fireplace with Decorative Granite Surround
- 9 ft. Ceilings Throughout
- Hardwood Floors
- Plush Carpeting
- Philips Vinyl Windows
- Ample Storage
- Utility Room with Shelving

Kitchen:

- State of The Art Kitchen with Endless Counter Space
- Ubatuba Slab Granite Counters
- Custom Cherry Cabinetry
- Cabinets feature Shaker Style Doors with European Hinges
- Large Pantry
- Black Cast Iron Sink with Pull Out Spray Faucet
- Garbage Disposal
- Frigidaire Stainless Appliances Including:
 - 4-Burner Glass Cooktop Electric Range
 - Dishwasher
 - Built-in Microwave

Master Suite:

- Double Sinks with Tiled Counters & Custom Tile Backsplash
- Tiled Floors
- Walk-in Shower
- Spa Tub with Jets
- Walk-In Closet
- Skylight

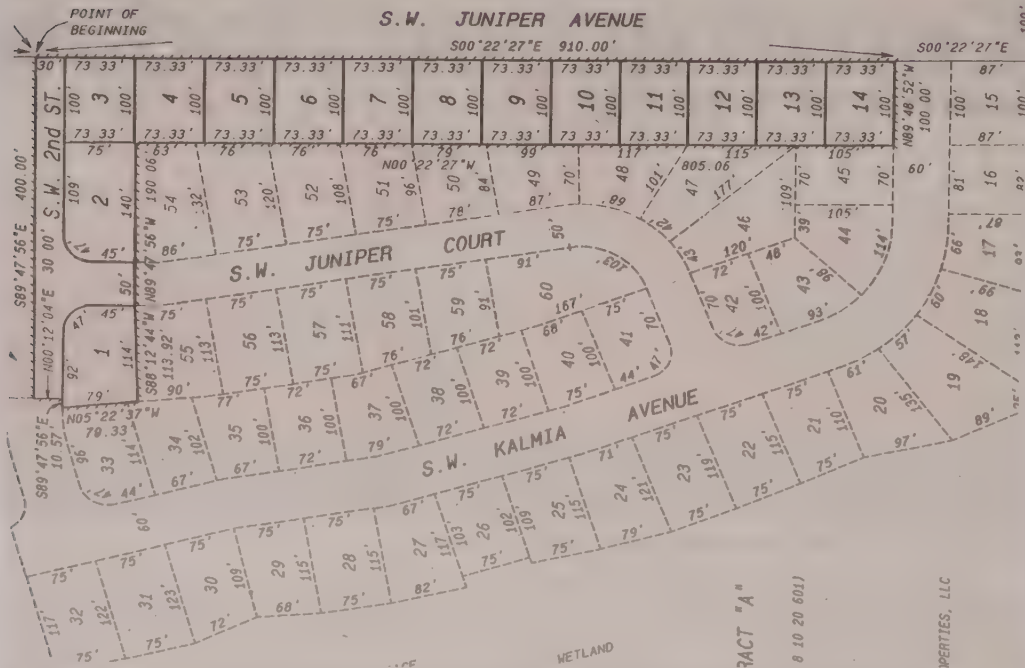
Garage:

- 2-Car Oversized Garage With Keypad and 2 Wireless Remote Door Opener
- Gas Hot Water Heater
- Gas Forced Air Furnace
- Freezer Outlet on a Dedicated Circuit

Exterior:

- Covered Front Porch
- Hardiplank Siding Painted with High Quality Sherwin-Williams Paint
- Patio Located off Family Room
- Owens Corning 110 Mile Wind 30 Year Roof

Bree Phillips, Broker
RE/MAX River & Sea
3447 Hwy 101 N., Gearhart, OR 97138
503.738.9552 or 503.440.7679



This preliminary plat provided by the City of Warrenton shows the layout of a new 60-unit residential subdivision to be built in the area of S.W. Juniper Avenue in Warrenton.

New subdivision approved in Warrenton

The Warrenton Planning Commission in mid-March approved a preliminary plat for a 60-unit residential subdivision for S.W. Juniper Avenue.

The slightly more than 20-acre parcel is owned by Sandworks, Inc., whose majority owner is Ann Marie Gramson. She is the wife of Warrenton Mayor Gilbert Gramson.

City planner Carol Parker said plans for the subdivision, to be called "Ann Marie Park," call for construction to be undertaken in three phases. The first phase would include building 14 homes whose lots are along S.W. Juniper Avenue. Phase II (31 homes) and Phase III (15 homes) would require the developer to build two new streets behind S.W. Juniper Avenue.

Construction on the first phase of the

project could begin by June. The developer has two years from the date of the preliminary plat's approval to submit a final plat plan for the first phase of the project.

The property is zoned for medium density with minimum lot sizes of 7,000 sq. ft. However, Parker said the plans call for lots of 7,000 to 9,000 sq. ft.

Parker said the developer proposes to build homes in the \$230,000 to \$260,000 price range.

"There is certainly a niche in the market place for homes" in that price range, she said.

In a separate matter, the planning commission at the same meeting also approved a 12-unit residential subdivision to be built nearby. The owner is Rod Gramson, who is the brother of the mayor.

Mayor Gramson said he has no involvement in either project.

April 2010 —Greg Cohen

William Jr. and Joy Ann Collins, 89595 Highway 101, \$400,000 for construction of a single family residence. No additional contractor information listed.

Sunrise Homes, 351 SW Juniper Ave., \$212,691 for construction of a single family residence. No additional contractor information listed.

Sunrise Homes, 361 SW Juniper Ave., \$219,086 for construction of a single family residence. No additional contractor information listed.

Sunrise Homes, 371 SW Juniper Ave., \$174,584 for construction of a single family residence. No additional contractor information listed.

C.T. Johnson Construction, 381 SW Juniper Ave., \$193,007 for construction of a single family residence. No additional contractor information listed.

C.T. Johnson Construction, 391 S.W. Juniper Ave., \$174,195 for construction of a single family residence. No additional contractor information listed.

Fred Meyer, 695 S. Highway 101, \$100,000 for restroom remodel in commercial building. No additional contractor information listed.

Paul Cap Construction, 321 SW Juniper Ave., \$202,402 for construction of a single family residence. No additional contractor information listed.

T. Johnson Construction, 431 SW Juniper Ave., \$217,285 for construction of a single family residence. No additional contractor information listed.

T. Johnson Construction, 510 SW Juniper Ave., \$217,286 for construction of a single family residence. No additional contractor information listed.

Olstedt Construction, 2236 SE Salal Loop, \$131,185 for construction of a single family residence. No additional contractor information listed.

Olstedt Construction, 2240 SE Salal Loop, \$171,914 for construction of a single family residence. No additional contractor information listed.

Building permit summary

The following are total values from all building permits issued in the listed municipalities in the month of May. Some municipalities do not require or include values for all permits.

Astoria:	\$990,334
Cannon Beach:	\$63,415
Gearhart:	\$952,819
Seaside:	\$433,681
Warrenton:	\$2,013,639
Clatsop County:	\$3,179,788
Pacific County:	\$1,120,583
Manzanita:	\$364,200
Tillamook County:	\$1,699,489
Wahkiakum County:	N/A

Total: **\$10,817,948**

Developer proposes mini-mall across from Premarq Center in Warrenton

by Greg Cohen
greg@crbjjournal.com

Clatsop County developer Kirk Fausett has disclosed plans to build a mini-mall on approximately five acres of commercial land near the south end of the Youngs Bay Bridge in Warrenton and across U.S. Highway 101 from the Premarq Center.

Fausett has formed a separate company, called Steadfast, LLC, which owns the development. He and his family own 90 percent of the project.

He told Coast River Business Journal he currently is working with the Oregon Department of Transportation to finalize plans to build an access road from the highway to his property.

"We've spent 1-1/2 years working with ODOT" for access approval, Fausett told CRBJ.

In addition to ODOT, the project also needs agreement from the Oregon Division of State Lands regarding wetlands mitigation, a process that is moving along, he said. Following approvals by the state agencies, the project still must go to the City of Warrenton for local land-use approval.

"It hasn't been the economy" that has delayed the project, he said. "It's our own government that is slowing us down, putting up hurdles."

The site of the proposed commercial development is part of a larger 85-acre tract Fausett purchased in July 2008 from Art Riedel. Only about 10 acres can be developed.

Riedel, the longtime owner of Portland-based Riedel International, Inc., a major international marine construction and dredging company, said he purchased the property in the 1960s in a sheriff's sale.

Originally, he thought the property "had great potential for a motel/hotel," but environmental issues halted those plans, he told CRBJ.

Riedel, who retains a 10 percent interest in the development project, said he believes a mini-mall would be a good use for the property and that a road connecting to the highway not only would benefit the mini-mall site but by extension would provide access to nearby Port-owned property.

"The road is key to opening that whole side of (Highway) 101 to development," Riedel said.

Fausett's plans call for approximately 40,000 sq. ft. of retail/office space in four buildings. A two-story building would house Fausett's company, Fausett Commercial Properties, Inc., which would be relocated from its present location in Astoria. The remainder of the building would be leased for commercial

or office use.

A one-story retail building with about 8,500 sq. ft. already has a prospective buyer, Fausett said. The third building, totaling some 25,000 sq. ft., would have multiple tenants. The fourth building is

being eyed for a restaurant.

Fausett said he hopes to begin mitigation work on the site this summer.

David Neys, Oregon Department of Transportation District 1 manager, was out of town and unavailable for comment.



This is an aerial view of the proposed location where Kirk Fausett proposes to build a mini-mall on approximately five acres of commercial land across U.S. Highway 101 from the Premarq Center in Warrenton. Photo courtesy of Kirk Fausett.



2015





Old Boddy's
at
Mooring
Basin
Warrenton
2015



Perry
Ferguson
Doing the
Tear Down

Making way
for now

City to see 450+ new homes in 2017 and beyond

The Columbia Press

More than 450 new homes are in the planning process for the next few years and as many as 700 could be built in Warrenton during the next decade.

"All the easy land is kind of taken and everything else that's trying to be developed has its own issues, whether with water, sewer or wetland issues, and they take a lot of time," City Engineer Collin Stelzig said.

"All of these new developments are taking more improvements than were required 10 years ago. They're having to upgrade the water system, make sewer improvement, build roads. There's a lot of effort on the developer side and on our side."

The city wants to ensure everything is done correctly so that new development pays for itself and current property owners don't have to come up with money to pay for improvements in the future.

"We need to make sure we plan and haven't painted ourselves into a corner," Stelzig said. "We want to make sure the developer pays for what he's using."

It's an exciting time too, as Warrenton seems to

CP 5-26-2017 See 'Housing' on Page 3

Housing: City could see 700 new homes in the coming decade

Continued from Page 1

be the savior for the region's longstanding lack of affordable housing problem.

Here's an update on housing projects proposed in and around Warrenton.

Fort Pointe: The largest project proposed by Fort Pointe Partners LLC would put a planned unit development off Ridge Road south of the KOA campground. A PUD means the entire project goes through the planning process at once and is uniformly designed so the final project looks less patch-work. It would include at least 150 single-family homes and more than 100 apartments.

Westlake Village and Lakeshore Village: This 87-lot project of single-family homes is on the west side of U.S. Highway 101 south of Warrenton and across from the weigh station. It is planned to be built in three phases and includes 22 parcels at the north end of Sunset Lake. The city provides water service to that area, but the homes will not be on city sewer service.

Kruger complex: Dick

Krueger, builder of the Yacht Club Apartments in Astoria, plans to put 60 units behind the regional food bank southeast of U.S. Highway 101.

Skipanon River Apartments: Antoine Simmons proposes 43 units just north of Rod's Bar & Grill.

"It's a fantastic place for them, right next to downtown," Stelzig said. "Maybe it will help the rest of downtown." Simmons has met with the city's planning department to discuss requirements he'll need to meet to move forward.

Warrenton Meadows: Developer Adam Crites plans eight three-bedroom townhouses between Second and Third streets and bounded by Northwest Cedar and Northwest Birch Court. The project is near Alder Creek and already has gone through the process with the Army Corps of Engineers regarding minimizing impacts to the watershed. Crites recently submitted a watershed hardship variance.

Kalmia subdivision: Gil Gramson plans to build nine duplex townhouses on

15 acres at the north end of Southwest Kalmia Avenue. Public hearings were held last summer. He recently submitted engineering plans and the project is ready to break ground.

Waterfront Trail Landings: Ben Johnson is developing a seven-lot subdivision off North Main Avenue south of Seventh Place. Final plans have yet to be submitted, although land-clearing has begun. He could build seven houses or 14 duplexes.

Harborview Resort: Marlin Larsen has been working on a small complex adjacent to Hammond Marina with seven units that would be rented by tourists, including three yurts, three small dwellings and a houseboat.

The project has gone through all the necessary planning and engineering requirements.

Anchor Development: Jason Palmberg plans to put two duplexes on two lots on Southeast Anchor Avenue

between Southeast 14th Street and Southeast 14th Place.

McCormick Garden: Gloria Edler plans to build her home and possibly five to six other homes off McCormick

Garden Road in Gearhart. She is working with the city to make improvements to a bridge and the main transmission line coming off the sewer treatment plan.

More improvements come to marina

The city plans to make more improvements to docks at Warrenton Marina in hopes of keeping boat captains from running into them.

The City Commission, acting as the Warrenton Urban Renewal Agency, approved a change order for work at F dock, a commercial dock at the Warrenton Marina that was just replaced earlier this year.

At the suggestion of fishermen and other dock users, the city will install bumpers along the docks to prevent boats from damaging them.

The docks have an overhang that's easy to clip.

The 13 bumpers are 40-foot logs that will be chained to the dogs.

Cost was just under \$48,000.



GROWING PAINS

Photos by Collin Murphey/The Daily Astorian

Construction work continues at the new Pacific Seafood processing facility in Warrenton. The project is just one of a growing number of developments underway in Warrenton.

Warrenton coping with growth as development booms

THE DAILY ASTORIAN • FRIDAY, SEPTEMBER 8, 2017

**Warrenton: ‘We’ve got to start somewhere,
and it’s starting now’**

For years, Warrenton has billed itself as “open for business.”

But as development booms this year and the city’s population continues to swell, city departments are discovering growing pains along the way.

Staffing levels have seen little change over the years and the city code, in many ways, applies to a Warrenton of the past. Now city officials and staff plan to review fees and charges that haven’t been increased in years. They are introducing policies and enforcing code they hope will enhance the city’s livability and preserve public safety. They are streamlining their approach to handling and reviewing development proposals large and small, and figuring out exactly what Warrenton should look like 10 or even 20 years from now.

“This isn’t a town of 2,000 anymore,” Mayor Henry Balensifer said. “We’re growing and we’re becoming a larger city and an economic powerhouse of the region. ... We’ve just got to make sure we don’t run on autopilot.”

‘Formalize the process’

City Planner Skip Urling is focused almost entirely on development review right now. Drafting legislation for the City Commission, changing code, looking into issues like vacation rental regulations, all of these tasks have taken a back seat.

Warrenton Fire Chief Tim Demers estimates he sometimes spends three to four hours a day just on development — an unusual amount of time for the average fire chief, but necessary in the boom Warrenton is experiencing.



Construction work continues at one of Warrenton’s new housing developments.

Where once someone might have been able to walk into City Hall with a question for the planning or building staff and walk away with an answer or a permit in no time, now it takes longer to get a permit, and the process is becoming more formal.

“People in this town are used to walking in and getting their questions answered,” City Manager Linda Engbretson said. “And sometimes we just can’t do that. Sometimes it’s, ‘OK, I have this report. I have this deadline. I’m the only person who can do this. We have to schedule an appointment.’”

“We have to formalize the process,” she explained. “I think that’s a little frustrating for people to get used to.”

Engbretson and her staff talk often about how to provide “excellent customer service” with current staffing levels given

the high volume of projects and the adjustments the city is trying to make to carry Warrenton into the future. They plan to bring in consultants to help with some design review work, but other, bigger changes are needed. Engbretson said fees associated with development will likely have to be increased, and eventually, the city will need to conduct a comprehensive review of its code, an expensive and time-consuming undertaking.

‘Open for business’

When people think about Warrenton being open for business, they usually think big-box development.

Home Depot’s site designs were approved in 2008, then Costco came in

9-8-2017

See WARRENTON, Page 7A

**‘WE’RE GROWING AND WE’RE BECOMING A LARGER CITY
AND AN ECONOMIC POWERHOUSE OF THE REGION. ... WE’VE
JUST GOT TO MAKE SURE WE DON’T RUN ON AUTOPILOT.’**

Henry Balensifer | mayor of Warrenton

Continued from Page 1A

2009. Both have since undergone renovations and expansions. On the heels of their success came Staples, Big 5 Sporting Goods, Dollar Store, O'Reilly Auto Parts. Even more stores followed, filling the gaps between buildings, forming a hub clustered around the Ensign Lane intersection near the lifeline of traffic flowing down U.S. Highway 101.

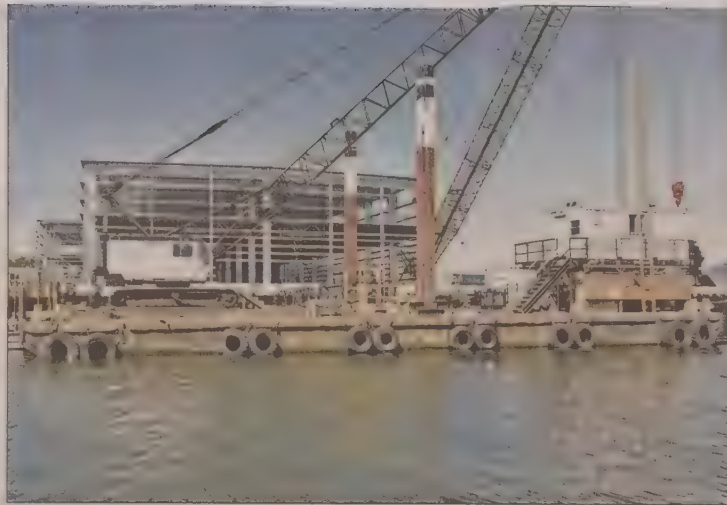
These developments happened in phases. Recently, it seems like everything is happening at once. It's kind of like trying to drink through a firehose.

"But it's a good problem to have," Balensifer said.

Last year, Astoria Ford left Astoria and joined the other car dealerships in Warrenton while Fort George, another Astoria-based company, plans to build a new distribution center, warehouse and event center nearby. Walmart is on its way and Pacific Coast Seafood plans to reopen its seafood plant next door to Hampton Lumber by the end of the year. And at the start of the summer, Urling estimated there were approximately 500 housing units in the works: homes, apartments, subdivisions. Many of these are large complexes, too — 37 units, 68 units — far larger than the duplexes and four- or six-unit buildings Urling is used to seeing built.

Fire and water

Anytime a new building goes up, Fire Chief Demers has to think about it on fire. How would his volunteers respond? What equipment would they need to tackle a



Photos by Collin Murphey/The Daily Astorian

Construction on the new Pacific Seafood processing facility in Warrenton progresses with the aid of a barge docked near the site.

first, second or third-story fire? Can he turn a fire engine around on this street?

The answer to that last question is "definitely," "maybe," or "no" depending on which street you are talking about. As Warrenton fills up, past inconsistencies are becoming more obvious. Some of Warrenton's streets are as narrow as 20 feet. Cars ride up on the sidewalk to park to keep the roadway clear.

"Any time you start developing, you have to balance the fact that I have to fight fire somewhere with the fact that it has to be cost effective for someone to put in a street and people have to be able to park and make it their home," Demers said. "That's generally a very conflicted thing."

Of course, once you get a fire engine down the street,

you have to be able to hook it up to a water supply. Warrenton's water system is large and robust, Engbretson said, but some parts of the city are still underserved. As more development, particularly housing development, comes in there are ever-increasing demands on infrastructure.

"You begin to start looking at your resources and thinking about how much water can I get here," Demers said. "It's the middle of a summer day or its 8 a.m., 7 a.m. and everybody's taking showers. Can we still maintain fire flows? Those things come into play."

"At some point, we may have to say, 'That's all we've got,'" said Engbretson.

The city is in the middle of drafting a water master plan, an overview of the system nobody has taken before —

probably because up until now the city hadn't really needed to, Demers said.

The Planning Commission and City Commission, at a joint meeting at the end of August, talked to staff about requiring all new city streets to be a minimum of 36 feet across to accommodate off street-parking and provide for fire access.

But this doesn't mean the old roads are getting torn out or that sidewalks will suddenly blossom. Change will come about gradually, city officials say, development by development or as maintenance issues come up and damaged roads need to be replaced.

Future

This year, Engbretson started holding weekly development review meetings with



Workers dig a trench for infrastructure at one of the new housing developments under construction in Warrenton.

department heads and staff to coordinate early and often as different projects go through the review and permitting process. The City Commission has begun meeting with volunteer boards and commissions. The primary goal in both cases is the same: To make sure everyone is on the same page.

In the weekly meetings, Engbretson and her staff want to make sure they all know what questions remain about a project, what each department needs before they are comfortable signing off on it.

City commissioners have encouraged the other boards, commissions and staff to ask

for more and better things from development coming in. Several years ago, certain requirements did not exist or were not enforced. They expect some developers will be frustrated, arguing — correctly — for instance, that a project completed two years ago didn't have to include sidewalks along a new road or a community park in subdivisions.

"But we've got to start somewhere," Balensifer said, "and it's starting now ... You don't want people to be in a neighborhood (years from now) and go, 'Who was asleep at the wheel when they came up with this project?'"

Ground set for Walmart

Warrenton supercenter
slated to open in spring

By EDWARD STRATTON
The Daily Astorian

WARRENTON — The new Walmart, now rising at the corner of Ensign Lane and U.S. Highway 101, took more than \$10 million in ground work and the better part of a year to get ready.

Warrenton dignitaries on Friday celebrated the store, which is expected to open in the spring and bring about 300 new jobs to the region. Walmart spokeswoman Deborah Heron said the new store will start hiring in the winter.

At the ceremonial groundbreaking, Walmart donated \$5,000 to Clatsop Community Action's North Coast Regional Food Bank and \$2,000 to Warrenton High School.

"I want to thank Walmart for their persistence," said Warrenton Mayor Henry Balensifer in a nod to the trials and tribulations the national retailer has faced in trying to open a North Coast location. 9-11-2017

See WALMART, Page 7A



Local dignitaries joined Walmart representatives in Warrenton on Friday for a ceremonial groundbreaking event at the construction site for the new development.

Colin Murphey/The Daily Astorian

Walmart: Foundation built on geopiers

Walmart representatives first announced plans to build on the North Coast in 2009, announcing the North Coast Retail Center as the location in 2012.

Clatsop Residents Against Walmart formed in 2010 to oppose the retailer, successfully appealing elements of the new store to the state Land Use Board of Appeals. The group also sued the U.S. Army Corps of Engineers in U.S. District Court for granting a wetland fill permit to Walmart. The case was dismissed in August 2016, but an appeal was filed in 9th U.S. Circuit Court of Appeals.

Tim Beshone, the project manager for general contractor Deacon Construction, said ground work began in October and cost more than \$10 million to turn the shrub-covered dunes into a level site for the supercenter.

"We had 151,000 cubic yards of dirt that had to be removed from the site," said Eric Evenson, construction manager for Walmart, of the soils taken out for neighboring developments.

Deacon Construction took out 20 feet worth of soil in some spots, leveling the entire



A ceremonial groundbreaking was held at the construction site of the new Walmart in Warrenton on Friday as work on the building continued in the background.

site to 42 feet above sea level. The company brought in more than \$2 million worth of rock from the Teevin & Fischer Quarry in Seaside for use in the foundation.

Deacon had to move a city sewer lift station and stormwater pond out of the main building site, while constructing its own stormwater facility to handle up to 2.5 inches worth of rain in a day. The site has faced at least one day with 4 inches of rain, but did not

experience any spills into the surrounding wetlands, Evenson said.

"This is sand and silt, and it's got clay in it," Evenson said. "It's just absolutely unsuitable to build on. You have to do something to stabilize it."

The foundation of the store is built on geopiers dug 35 feet into the ground and rammed full of gravel to stabilize the building. Tiered, caged-in gravel beds line the south end

of the building site to keep the store from slipping toward the adjacent wetlands. A compaction layer of rock in the foundation can hold 420 pounds per square foot.

"Once the ground has stopped moving and settled, then we can start building the pad," Evenson said.

Building the outer shell of the building before the rainy season is the first step, Beshone said, after which interior work can start.

Outstanding Contemporary Home \$289,000



Outstanding Contemporary home in highly desirable neighborhood! Built to last by Troy Johnson and filled with quality touches throughout. 1530 square feet, 3 BRs, 2.5 BAs, attached 2 car garage, fantastic yard backs up to state forest land! Easy flow open floorplan on main makes daily living and entertaining a breeze! 3 spacious bedrooms upstairs, a full bath plus a full master bath and a convenient laundry room make this an excellent value!

- Built with quality in mind and extra touches throughout! Open floorplan from Living Room to Dining Area and Kitchen.
- 3 spacious Bedrooms, 2.5 Bathrooms, convenient upstairs Laundry Room and attached 2 car garage!
- Cozy gas fireplace with slate tile surround makes a wonderful sitting area!
- Covered patio and fantastic yard backs up to state forestland.
- The Hometown Experts with a World of Experience®

RE/MAX River & Sea

Jenni Clark

Broker
503-338-5200 (Office)
503-440-1968 (Cellular)
jenniferclark@remax.net
www.riverandsea.net

West side
Hidden GCRs
Estates
Jan 8-2009

RE/MAX®

RE/MAX River & Sea

Please verify information provided prior to purchase.



©2008 Imprev, Inc.

2275 SE Hebe Ct, Warrenton, OR 97146; County:Clatsop

08-1300 Single Family Res Active \$249,900



Provided as a courtesy of
Lynn Brigham, GRI, ABR
 North Coast Realty
 3537 Hwy 101 North
 Gearhart, OR 97138
 Office - (503) 738-3400
 Cellular - (503) 440-5330
 brigham@northcoastrealty.net
 http://lynnbrighamfeaturedwebsite.com



Area:	Warrenton	Frontage:	Lake	View:	Mountain	
View 2:	None	Style:	Traditional	Stories:	2	
Basement:	No	Approx. SqFt.:	1,610	SqFt Per:	Builder	
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:		
Year Built:	2008	Year Built Remarks:		Lot Size:		
Lot Acres:	0.17	Total Bedrooms:	3	Total Bathrooms:	3	
Total Full Baths:	2	Total Half Baths:	1			
Zoning:	RH	Taxes:	0	Tax Year:	2008	
Tax Remarks:	TBD	Historic Designation:	No			
Geo Lat:	46.142538	Geo Lon:	-123.81826			
Directions: Alt Hwy 101 past Airport Rd, approximately 1 mile to directional signs						
Legal: Forest Rim Lot 102						
Public Remarks: Spacious new two story home in Warrenton's new Forest Rim subdivision. Features nice open kitchen dining area, Great room with slider to patio and upstairs vaulted bonus room. This is The Highland plan.						
Listing Type: Listing Type: Exclusive Right to Sell		External Features: Roof: Composition; Siding: Other; Foundation: Continuous Concrete; Deck/Patio: Deck; Street Surface: Paved		Accessibility: Bed/Bath on Main: No		
Tax Record: Account ID: 0; Account ID		Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave		Financial Info: Escrow At: Pacific		
Remarks: TBD; Tax Map: 0; Tax Lot: 0		Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property				
Miscellaneous: Possession: COE						
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		15'6"	18'		Slider to patio
Dining Room	1		9'	13'6"		Lots of windows.
Kitchen	1		10'	8'		Oak cabinets, pantry, Master.
Bedroom #1	2		13'	13'		
Bedroom #2	2		9'4"	10'		
Bedroom #3	2		9'4"	10'		
List Price: 249,900						

Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Prepared by Lynn Brigham, GRI, ABR on Tuesday, September 02, 2008 3:02 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Cub R - sac

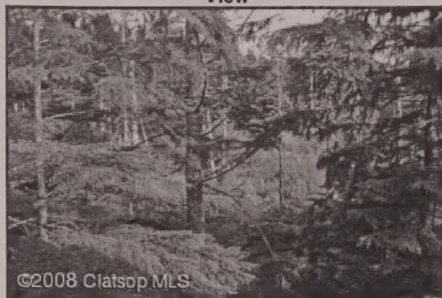
Photo sheet

2275 SE Hebe Ct Warrenton, OR 97146

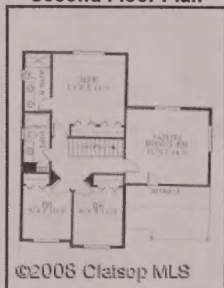
Main



View



Second Floor Plan



First Floor Plan

